



**KENDALL BREEZE WEST  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 16, 2022  
7:00 P.M.**

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

[www.kendallbreezewestcdd.org](http://www.kendallbreezewestcdd.org)  
786.347.2711 ext. 2011 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
Community Clubhouse – Meeting Room  
11780 SW 138<sup>th</sup> Avenue  
Miami, Florida 33186  
**REGULAR BOARD MEETING**  
February 16, 2022  
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. September 15, 2021 Regular Board Meeting.....Page 2
- G. Old Business
  - 1. Discussion Regarding Possibility of Street Light on SW 137<sup>th</sup> Avenue and SW 115<sup>th</sup> Street
- H. New Business
  - 1. Ratify District Manager’s Actions – Preservation Area Exotic Vegetation Management
  - 2. Discussion Regarding Preservation Area Perimeter Invasive Vegetation Cleanup.....Page 6
  - 3. Discussion Regarding Storm Drain Cleaning.....Page 14
  - 4. Discussion Regarding Pressure Cleaning of Sidewalks (2<sup>nd</sup> Application for FY 2021/2022)
  - 5. Consider Resolution No. 2022-01 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 18
- I. Administrative & Operational Matters
  - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 1&2)
- J. Board Member & Staff Closing Comments
- K. Adjourn

## MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

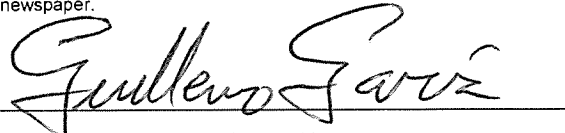
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT  
DISTRICT - FISCAL YEAR 2021/2022 REGULAR MEETING  
SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

10/06/2021

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as 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 or she has neither paid nor 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.



Sworn to and subscribed before me this  
6 day of, OCTOBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



### KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 Clubhouse Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186 at 7:00 p.m. on the following dates:

October 20, 2021  
November 17, 2021  
January 19, 2022  
February 16, 2022  
March 16, 2022  
April 20, 2022  
May 18, 2022  
June 15, 2022  
September 21, 2022

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 561-630-4922 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 insure 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 561-630-4922 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](http://www.kendallbreezewestcdd.org)

10/6

21-22/0000554845M

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
SEPTEMBER 15, 2021**

**A. CALL TO ORDER**

District Manager Nancy Nguyen called the September 15, 2021, Regular Board Meeting of the Kendall Breeze West Community Development District (the “District”) to order at approximately 7:06 p.m. in the Meeting Room at the Kendall Breeze West Community Clubhouse located at 11780 SW 138<sup>th</sup> Avenue, Miami, Florida 33186.

**B. PROOF OF PUBLICATION**

Ms. Nguyen presented proof of publication that notice of the September 15, 2021, Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2020, as part of the District’s fiscal year 2020/2021 meeting schedule, *as legally required*.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairman Eduardo Sanchez, Vice Chairperson Marianna Antunez and Supervisors Liana Cervino, Jessica Figueroa and Ahsaki Guilbeaux 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.

**D. ADDITIONS OR DELETIONS TO THE AGENDA**

There were no additions or deletions to the agenda.

**E. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA**

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

**F. APPROVAL OF MINUTES**

**1. June 16, 2021, Regular Board Meeting**

Ms. Nguyen presented the minutes of the June 16, 2021, Regular Board Meeting and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Ms. Guilbeaux, seconded by Ms. Figueroa and passed unanimously approving the minutes of the June 16, 2021, Regular Board Meeting, *as presented*.

**G. OLD BUSINESS**

**1. Update Regarding Installation of Speed Humps, Reflective Pavement Markings & Asphalt Repairs**

Ms. Nguyen stated that the speed humps, reflective pavement markings and asphalt repairs had been completed. No additional information was required at this time.

**H. NEW BUSINESS**

### **1. Ratifying District Manager's Actions – Preservation Area Exotic Vegetation Management**

Ms. Nguyen reminded the Board that the District entered into a Maintenance Agreement with Allstate Resource Management, Inc. for quarterly maintenance and mitigation of exotic vegetation in the preservation area for \$525 per visit. She further explained that upon further inspection of the preservation area by District Staff and the Allstate representatives, it was agreed that the exotic vegetation was growing at a rapid pace and quarterly visits were not adequate to keep the preservation area in a proper state. As such, Ms. Nguyen requested that Allstate Resource Management, Inc. change the maintenance schedule from quarterly services to monthly services. Ms. Nguyen explained that the cost for the monthly services will be \$216 per visit. This is an increase of \$492 per year. A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Mr. Sanchez and passed unanimously ratifying the District Manager's actions proceeding with the new monthly maintenance and mitigation of exotic vegetation in the preservation area at a cost of \$216 per month.

NOTE: Additional information regarding item H.1. was discussed under item H.2.

### **2. Discussion Regarding Preservation Area Perimeter Invasive Vegetation Cleanup**

Ms. Nguyen reminded the Board that in late 2020, the District entered into a Maintenance Agreement (the "Agreement") with Allstate Resource Management, Inc. (Allstate) for the cleanup of approximately twenty-five (25) linear feet of invasive vegetation around the perimeter of the preservation area. Ms. Nguyen explained that because the District will be entering into a new fiscal year soon, there will be enough funds in the budget to start Phase 2 of the invasive vegetation cleanup.

Ms. Nguyen presented a proposal from Allstate in the amount of \$13,715 for Phase 2 of the invasive vegetation cleanup. Ms. Nguyen stated that if the Board accepts the proposal, the Agreement between the District and Allstate would need to be amended. Because the Agreement included both the exotic vegetation management and the invasive vegetation cleanup, the amendment will include the change for the exotic vegetation management service schedule and amount as well as the change in language for the Phase 2 invasive vegetation cleanup. A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Mr. Sanchez and unanimously passed accepting the proposal from Allstate Resource Management, Inc. for Phase 2 of the invasive vegetation cleanup in the amount of \$13,715. Said **motion** further authorizing District Counsel to prepare a First Amendment to the Maintenance Agreement dated September 3, 2020, changing the exotic vegetation management services from quarterly services to monthly services for the amount of \$216 per month and update language pertaining to the perimeter invasive vegetation cleanup; and further authorizing the District Manager to execute the First Amendment of behalf of the District.

### **3. Consider Resolution No. 2021-07 – Adopting a Fiscal Year 2020/2021 Amended Budget**

Ms. Nguyen presented Resolution No. 2021-07, entitled:

#### **RESOLUTION NO. 2021-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2020/2021 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.**

Ms. Nguyen provided an explanation for the document and indicated that she would like to increase the Street/Roadway & Stormwater Management budget line from \$5,000 to \$13,200 to allocate funds for payment of the recent roadway project. Ms. Nguyen stated that there will be an operating fund balance of approximately \$69,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed adopting Resolution No. 2021-07, *as amended* (increased Street/Roadway & Stormwater Management budget line from \$5,000 to \$13,200), thereby setting the amended/revised budget for the 2020/2021 fiscal year.

**4. Discussion Regarding Ingress/Egress Improvements**

Ms. Nguyen reminded the Board that during a meeting in 2019, the Board requested that this item be added to the agenda once the District increased assessments. She further explained that commencing on October 1, 2021, the District will have sufficient funds to undertake this project. She presented a proposal from Caltran Engineering Group, Inc. in the amount of \$7,000 for the preparation of the engineering reports and roadway plans necessary to present to the Miami-Dade Public Works Department (Public Works) for the softening of the ingress and egress at the maintenance entrance of the District. The Board discussed the probability of minimizing accidents by softening the main entrance ingress and egress.

There was a Board consensus that this project was costly and that softening the ingress and egress is not guaranteed to minimize accidents. The Board requested that alternative options be reviewed. Ms. Nguyen stated that she would contact the appropriate agencies to request that Florida Department of Transportation (FDOT) consider adding a traffic light at the intersection of SW 137<sup>th</sup> Avenue and SW 115<sup>th</sup> Street. More information on this item will be provided in a future meeting.

**5. Discussion Regarding Pressure Cleaning of Sidewalks for Fiscal Year 2021/2022**

Ms. Nguyen presented a proposal from The Pressure Cleaning Man for the fiscal year 2021/2022 sidewalk pressure cleaning in the amount of \$10,000.75 (\$6,658 for the initial service and \$3,342.75 for second service). A discussion ensued, after which:

A **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed accepting the fiscal year 2021/2022 sidewalk pressure cleaning proposal from The Pressure Cleaning Man, Inc. in the amount of \$10,000.75 (\$6,658 for the initial service and \$3,342.75 for second service), and further authorizing District Counsel to prepare a Maintenance Agreement and authorizing the District Manager to sign the Maintenance Agreement on behalf of the District.

**6. Legislative Session Update**

Ms. Nguyen explained that District Counsel had prepared a memorandum summarizing the legislative acts that have 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 advised that if they have any questions regarding these new laws, they may contact his office or visit <http://laws.flrules.org/>.

**I. ADMINISTRATIVE & OPERATIONAL MATTERS**

**1. Staff Report, as Required**

There were Staff Report at this time.

**J. BOARD MEMBER & STAFF CLOSING COMMENTS**

There were no comments from Board Members or District Staff.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **motion** was made by Ms. Figueroa, seconded by Ms. Cervino and unanimously passed adjourning the Regular Board Meeting at approximately 7:57 p.m.

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Secretary/Assistant Secretary

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Chairperson/Vice Chairperson

**Kendall Breeze West**  
Invasive Tree and Shrub Removal Phase 2































Could not obtain accurate reading, structure bottom seems very shallow in contrast with all other ones possible hard fill (concrete/asphalt) at the bottom.

Structure not found on site.

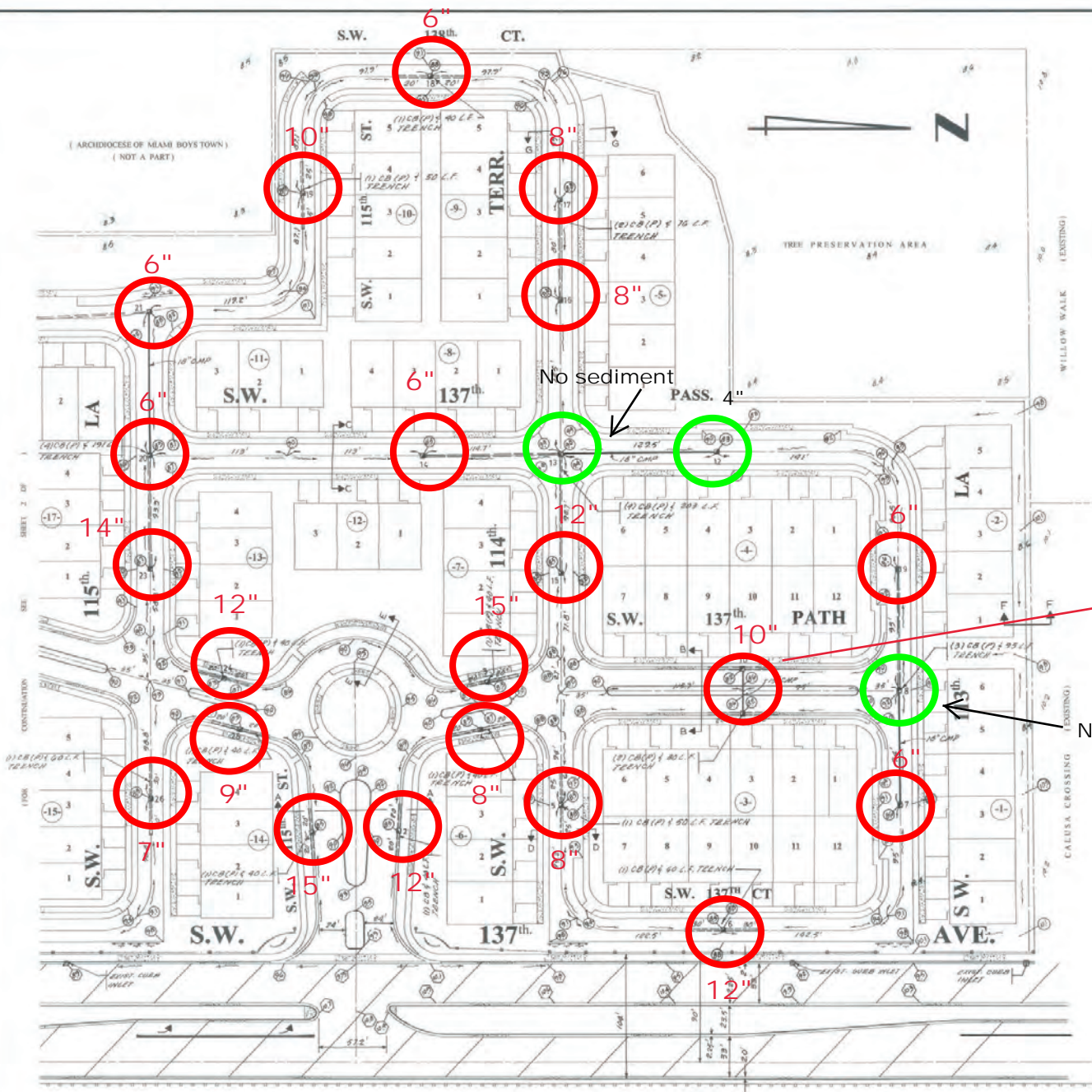
Cars on top of grates.  
Could not obtain reading.

No sediment

# KENDALL BREEZE WEST PAVING AND DRAINAGE PLAN

PLAN  
SCALE: 1" = 10'





#### DRAINAGE STRUCTURES SCHEDULE

(All elevations are shown in R.N.G.V.D.)

| NO. | TYPE | TOPEL. | BOTTOM EL. | PIPE INVERT ELEVATION |
|-----|------|--------|------------|-----------------------|
| 1   | P    | 8.37   | 1.8        | R.A.W. 5.3            |
| 2   | P    | 8.37   | 1.8        | R.A.W. 5.3            |
| 3   | P    | 8.17   | 1.8        | N.A.B. 5.3            |
| 4   | P    | 8.5    | 1.8        | N.A.B. 5.3            |
| 5   | P    | 8.5    | 1.8        | R.A.W. 5.3            |
| 6   | P    | 8.5    | 1.8        | N.A.B. 5.3            |
| 7   | P    | 8.6    | 0.0        | W. 0.0                |
| 8   | P    | 8.2    | 0.0        | W. 0.0                |
| 9   | P    | 8.6    | 1.8        | E. 0.0                |
| 10  | P    | 8.07   | 0.0        | N.A.B. 5.3            |
| 11  | P    | 8.07   | 0.0        | W. 0.0                |
| 12  | P    | 8.5    | 0.0        | S. 0.0                |
| 13  | P    | 9.0    | 0.0        | N. 0.0                |
| 14  | P    | 8.3    | 1.8        | N. 5.3                |
| 15  | P    | 8.4    | 1.8        | W. 5.3                |
| 16  | P    | 8.4    | 1.8        | W. 5.3                |
| 17  | P    | 8.5    | 1.8        | E. 5.3                |
| 18  | P    | 8.8    | 1.8        | N.A.B. 5.3            |
| 19  | P    | 8.3    | 1.8        | T.A.W. 5.3            |
| 20  | P    | 8.3    | 0.0        | W. 0.0                |
| 21  | P    | 8.4    | 0.0        | S. 5.3                |
| 22  | P    | 8.4    | 1.8        | N. 5.3                |
| 23  | P    | 8.7    | 1.8        | N. 5.3                |
| 24  | P    | 8.17   | 1.8        | N.A.B. 5.3            |
| 25  | P    | 8.17   | 1.8        | N.A.B. 5.3            |
| 26  | P    | 8.5    | 1.8        | R.A.W. 5.3            |
| 27  | P    | 8.17   | 0.0        | N.A.B. 5.3            |
| 28  | P    | 8.17   | 0.0        | W. 0.0                |
| 29  | P    | 8.4    | 1.8        | R.A.W. 5.3            |
| 30  | P    | 8.6    | 1.8        | N.A.B. 5.3            |
| 31  | P    | 8.17   | 0.0        | N.A.B. 5.3            |
| 32  | P    | 8.17   | 0.0        | W. 0.0                |
| 33  | P    | 8.5    | 1.8        | W. 5.3                |
| 34  | P    | 9.0    | 1.8        | T.A.W. 5.3            |
| 35  | P    | 8.4    | 1.8        | N. 5.3                |
| 36  | P    | 8.4    | 1.8        | S. 5.3                |
| 37  | P    | 9.0    | 1.8        | T.A.W. 5.3            |
| 38  | P    | 8.5    | 1.8        | W. 5.3                |
| 39  | P    | 8.17   | 0.0        | N.A.B. 5.3            |
| 40  | P    | 8.17   | 0.0        | W. 0.0                |
| 41  | P    | 8.5    | 1.8        | E. 5.3                |
| 42  | P    | 9.0    | 1.8        | T.A.W. 5.3            |
| 43  | P    | 8.4    | 1.8        | N. 5.3                |
| 44  | P    | 8.4    | 1.8        | N.A.W. 5.3            |
| 45  | P    | 8.0    | 1.8        | E. 5.3                |
| 46  | P    | 8.5    | 1.8        | R.A.W. 5.3            |
| 47  | P    | 8.17   | 0.0        | N.A.B. 5.3            |
| 48  | P    | 8.17   | 0.0        | W. 0.0                |
| 49  | P    | 8.5    | 1.8        | S.W. 5.3              |
| 50  | P    | 8.8    | 1.8        | N.A.B. 5.3            |
| 51  | P    | 9.0    | 1.8        | N.A.B. 5.3            |
| 52  | P    | 8.4    | 1.8        | S. 5.3                |
| 53  | P    | 8.9    | 0.0        | N. 0.0                |
| 54  | P    | 8.5    | 0.0        | W. 0.0                |
| 55  | P    | 8.8    | 1.8        | S. 5.3                |

On site conditions are different to plan. Only one structure at center of road.

No sediment

PLAN

SCALE: 1" = 40'

|   |                       |                    |
|---|-----------------------|--------------------|
| KENDALL BREEZE WEST   |                       |                    |
| PAVING AND DRAINAGE PLAN  |                       |                    |
| DATE: MARCH 2003  | DRAWN BY: P.R.Z.      | REVISED BY: P.E.R. |
| SCALE: AS SHOWN   | PROJECT NO. P D030104 |                    |
| PEDRO E. RODRIGUEZ, P.E., P.A.<br>CONSULTING ENGINEER<br>8390 WEST FLAGLER STREET, SUITE 215<br>MIAMI, FLORIDA 33144 - PH: (305) 552-7425 |                       | SHEET<br>3 OF 4    |



# PROPOSAL

4122 NE 22<sup>nd</sup> Court, Homestead, FL 33033

Tel 786-694-0709

E-mail: [operations@raptorvac.com](mailto:operations@raptorvac.com)

[www.raptorvac.com](http://www.raptorvac.com)

## STORM DRAIN MAINTENANCE

|  |  |
|--|--|
| <b>PROPOSAL SUBMITTED TO:</b><br>Kendall Breeze West CDD C/o SDS             | <b>PROJECT NAME:</b><br>Kendall Breeze West                |
| <b>BUSINESS ADDRESS:</b><br>2501A Burns Road<br>Palm Beach Gardens, FL 33410 | <b>PROJECT LOCATION:</b><br>SW 137 Avenue and SW 134 Court |
| <b>TELEPHONE:</b><br>305-778-8331  | <b>DATE:</b><br>January 13, 2022                           |

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

**SCOPE OF WORK:** cleaning of forty six (46) catch basin/manhole structures.

**COST:** We propose to conduct work in accordance with the above Scope of Work for \$4,600.00

**Four Thousand Six Hundred Dollars and 00/100 Cents**

**TERMS:** Net 30

**ACCEPTANCE:** Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

\_\_\_\_\_  
Authorized Representative's Signature

\_\_\_\_\_  
Date of Acceptance



PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

January 14, 2022

**Kendall Breeze West Community Development District**  
**c/o Special District Service, Inc.**  
2501A Burns Road  
Palm Beach Gardens, FL 33410  
Attn: Ryan Quiroga

### **STORM DRAIN CLEANING**

#### **(46) Catch Basins**

##### **Scope of Work:**

Vacuum pump truck to remove debris from each drain and pit.  
Pressure jet clean drains pit walls and bottom.

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost for (46) Catch Basins: \$ 5,060.00

With payment to be made at: Terms: Net 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

**Sincerely submitted,**

---

**Oscar Vines**

#### **ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted.  
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Note: Proposal may be withdrawn by us if not accepted within 30 days.**

**RESOLUTION NO. 2022-01**

**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 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted by the Board.

**Section 2.** A Public Hearing is hereby scheduled for June 15, 2022 at 7:00 p.m. in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138<sup>th</sup> Avenue, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2021/2022 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 16<sup>th</sup> day of March, 2022.

**ATTEST:**

**KENDALL BREEZE WEST  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Kendall Breeze West Community Development District

**Proposed Budget For  
Fiscal Year 2022/2023  
October 1, 2022 - September 30, 2023**

# **CONTENTS**

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

**PROPOSED BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|  | <b>FISCAL YEAR<br/>2022/2023<br/>BUDGET</b> |
|--|---|
| <b>REVENUES</b>  |   |
| ADMINISTRATIVE ASSESSMENTS                             | 84,395                                      |
| MAINTENANCE ASSESSMENTS                                | 73,496                                      |
| DEBT ASSESSMENTS                                       | 115,471                                     |
| INTEREST INCOME  | 180   |
| <b>TOTAL REVENUES</b>                                  | <b>\$ 273,542</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  | 6,000                                       |
| PAYROLL TAXES (EMPLOYER)                               | 459   |
| MANAGEMENT   | 31,452                                      |
| SECRETARIAL & FIELD OPERATIONS                         | 6,000                                       |
| LEGAL  | 8,000                                       |
| ASSESSMENT ROLL  | 7,500                                       |
| AUDIT FEES   | 3,700                                       |
| INSURANCE  | 6,200                                       |
| LEGAL ADVERTISING                                      | 700   |
| MISCELLANEOUS  | 1,100                                       |
| POSTAGE  | 275   |
| OFFICE SUPPLIES  | 400   |
| DUES & SUBSCRIPTIONS                                   | 175   |
| TRUSTEE FEES   | 4,100                                       |
| CONTINUING DISCLOSURE FEE                              | 350   |
| WEBSITE MANAGEMENT                                     | 2,000                                       |
| ADMINISTRATIVE CONTINGENCY                             | 1,100                                       |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>               | <b>\$ 79,511</b>                            |
| <b>TOTAL EXPENDITURES</b>                              | <b>\$ 148,597</b>                           |
| <b>REVENUES LESS EXPENDITURES</b>                      | <b>\$ 124,945</b>                           |
| BOND PAYMENTS  | (108,543)                                   |
| <b>BALANCE</b>   | <b>\$ 16,402</b>                            |
| COUNTY APPRAISER & TAX COLLECTOR FEE                   | (5,467)                                     |
| DISCOUNTS FOR EARLY PAYMENTS                           | (10,935)                                    |
| <b>EXCESS/ (SHORTFALL)</b>                             | <b>\$ -</b>                                 |
| CARRYOVER FROM PRIOR YEAR                              | 0   |
| <b>NET EXCESS / (SHORTFALL)</b>                        | <b>\$ -</b>                                 |



**DETAILED PROPOSED BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|  | FISCAL YEAR<br>2020/2021<br>ACTUAL | FISCAL YEAR<br>2021/2022<br>BUDGET | FISCAL YEAR<br>2022/2023<br>BUDGET | COMMENTS   |
|--|------------------------------------|------------------------------------|------------------------------------|--|
| <b>REVENUES</b>  |                                    |                                    |                                    |  |
| ADMINISTRATIVE ASSESSMENTS                             | 66,560                             | 82,574                             | 84,395                             | Expenditures Less Interest & 75% Of Carryover/.94  |
| MAINTENANCE ASSESSMENTS                                | 24,344                             | 73,496                             | 73,496                             | Expenditures Less 25% Of Carryover/.94             |
| DEBT ASSESSMENTS                                       | 115,167                            | 117,390                            | 115,471                            | Bond Payments/.94                                  |
| INTEREST INCOME  | 134                                | 180                                | 180                                | Estimated At \$15 Per Month                        |
| <b>TOTAL REVENUES</b>                                  | <b>\$ 206,205</b>                  | <b>\$ 273,640</b>                  | <b>\$ 273,542</b>                  |  |
| <b>EXPENDITURES</b>                                    |                                    |                                    |                                    |  |
| <b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>       |                                    |                                    |                                    |  |
| ENGINEERING - ANNUAL REPORT & INSPECTIONS              | 975                                | 1,200                              | 1,200                              | No Change From 2021/2022 Budget                    |
| STREET/ROADWAY & STORMWATER MAINTENANCE                | 11,720                             | 18,400                             | 18,400                             | No Change From 2021/2022 Budget                    |
| PRESERVATION AREA MAINTENANCE                          | 0                                  | 6,500                              | 6,500                              | No Change From 2021/2022 Budget                    |
| PRESSURE CLEANING                                      | 0                                  | 10,500                             | 10,500                             | No Change From 2021/2022 Budget                    |
| ROADWAY RESURFACING PROJECT                            | 0                                  | 14,286                             | 14,286                             | 14 Year Project (2nd Year - Total Cost: \$200,000) |
| SPECIAL PROJECTS                                       | 0                                  | 12,000                             | 12,000                             | No Change From 2021/2022 Budget                    |
| MISCELLANEOUS MAINTENANCE                              | 28,305                             | 5,000                              | 5,000                              | No Change From 2021/2022 Budget                    |
| MAINTENANCE CONTINGENCY                                | 950                                | 1,200                              | 1,200                              | No Change From 2021/2022 Budget                    |
| <b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b> | <b>\$ 41,950</b>                   | <b>\$ 69,086</b>                   | <b>\$ 69,086</b>                   |  |
| <b>ADMINISTRATIVE EXPENDITURES</b>                     |                                    |                                    |                                    |  |
| SUPERVISOR FEES  | 6,800                              | 5,000                              | 6,000                              | \$1,000 Increase From 2021/2022 Budget             |
| PAYROLL TAXES (EMPLOYER)                               | 520                                | 385                                | 459                                | Supervisor Fees *7.65%                             |
| MANAGEMENT   | 30,120                             | 30,540                             | 31,452                             | CPI Adjustment (Capped At 3%)                      |
| SECRETARIAL & FIELD OPERATIONS                         | 6,000                              | 6,000                              | 6,000                              | No Change From 2021/2022 Budget                    |
| LEGAL  | 8,145                              | 8,000                              | 8,000                              | No Change From 2021/2022 Budget                    |
| ASSESSMENT ROLL  | 7,500                              | 7,500                              | 7,500                              | As Per Contract                                    |
| AUDIT FEES   | 3,500                              | 3,600                              | 3,700                              | Accepted Amount For 2021/2022 Audit                |
| INSURANCE  | 5,513                              | 6,200                              | 6,200                              | Insurance Estimate                                 |
| LEGAL ADVERTISING                                      | 439                                | 700                                | 700                                | No Change From 2021/2022 Budget                    |
| MISCELLANEOUS  | 939                                | 1,400                              | 1,100                              | \$300 Decrease From 2021/2022 Budget               |
| POSTAGE  | 312                                | 250                                | 275                                | \$25 Increase From 2021/2022 Budget                |
| OFFICE SUPPLIES  | 109                                | 400                                | 400                                | \$25 Decrease From 2021/2022 Budget                |
| DUES & SUBSCRIPTIONS                                   | 175                                | 175                                | 175                                | No Change From 2021/2022 Budget                    |
| TRUSTEE FEES   | 4,089                              | 4,100                              | 4,100                              | No Change From 2021/2022 Budget                    |
| CONTINUING DISCLOSURE FEE                              | 350                                | 350                                | 350                                | No Change From 2021/2022 Budget                    |
| WEBSITE MANAGEMENT                                     | 2,000                              | 2,000                              | 2,000                              | No Change From 2021/2022 Budget                    |
| ADMINISTRATIVE CONTINGENCY                             | 0                                  | 1,200                              | 1,100                              | Administrative Contingency                         |
| <b>TOTAL ADMINISTRATIVE EXPENDITURES</b>               | <b>\$ 76,511</b>                   | <b>\$ 77,800</b>                   | <b>\$ 79,511</b>                   |  |
| <b>TOTAL EXPENDITURES</b>                              | <b>\$ 118,461</b>                  | <b>\$ 146,886</b>                  | <b>\$ 148,597</b>                  |  |
| <b>REVENUES LESS EXPENDITURES</b>                      | <b>\$ 87,744</b>                   | <b>\$ 126,754</b>                  | <b>\$ 124,945</b>                  |  |
| BOND PAYMENTS  | (109,782)                          | (110,347)                          | (108,543)                          | 2023 P & I Payments Less Earned Interest           |
| <b>BALANCE</b>   | <b>\$ (22,038)</b>                 | <b>\$ 16,407</b>                   | <b>\$ 16,402</b>                   |  |
| COUNTY APPRAISER & TAX COLLECTOR FEE                   | (1,984)                            | (5,469)                            | (5,467)                            | Two Percent Of Total Assessment Roll               |
| DISCOUNTS FOR EARLY PAYMENTS                           | (7,638)                            | (10,938)                           | (10,935)                           | Four Percent Of Total Assessment Roll              |
| <b>EXCESS/ (SHORTFALL)</b>                             | <b>\$ (31,660)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |  |
| CARRYOVER FROM PRIOR YEAR                              | 0                                  | 0                                  | 0                                  | Carryover From Prior Year                          |
| <b>NET EXCESS / (SHORTFALL)</b>                        | <b>\$ (31,660)</b>                 | <b>\$ -</b>                        | <b>\$ -</b>                        |  |



**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2022/2023**  
**OCTOBER 1, 2022 - SEPTEMBER 30, 2023**

|                             | FISCAL YEAR       | FISCAL YEAR       | FISCAL YEAR       |  |
|-----------------------------|-------------------|-------------------|-------------------|--|
|                             | 2020/2021         | 2021/2022         | 2022/2023         |  |
| REVENUES                    | ACTUAL            | BUDGET            | BUDGET            | COMMENTS                                 |
| Interest Income             | 6                 | 25                | 10                | Projected Interest For 2022/2023         |
| NAV Tax Collection          | 109,782           | 110,347           | 108,543           | 2023 P & I Payments Less Earned Interest |
| <b>Total Revenues</b>       | <b>\$ 109,788</b> | <b>\$ 110,372</b> | <b>\$ 108,553</b> |  |
|                             |                   |                   |                   |  |
| <b>EXPENDITURES</b>         |                   |                   |                   |  |
| Principal Payments          | 50,000            | 55,000            | 55,000            | Principal Payment Due In 2023            |
| Interest Payments           | 59,925            | 55,372            | 53,553            | Interest Payments Due In 2023            |
|                             |                   |                   |                   |  |
| <b>Total Expenditures</b>   | <b>\$ 109,925</b> | <b>\$ 110,372</b> | <b>\$ 108,553</b> |  |
|                             |                   |                   |                   |  |
| <b>Excess / (Shortfall)</b> | <b>\$ (137)</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 1/1/22 = \$960,000

## Kendall Breeze West Community Development District Assessment Comparison

| Lot<br>Size |                           | Fiscal Year<br>2019/2020<br>Assessment<br>Before Discount* | Fiscal Year<br>2020/2021<br>Assessment<br>Before Discount* | Fiscal Year<br>2021/2022<br>Assessment<br>Before Discount* | Fiscal Year<br>2022/2023<br>Assessment<br>Before Discount* |
|-------------|---------------------------|--|--|--|--|
|             |                           |  |  |  |  |
| 30          | Administrative            | \$ 307.15  | \$ 319.01  | \$ 397.00  | \$ 405.75  |
|             | Maintenance               | \$ 113.16  | \$ 117.04  | \$ 353.35  | \$ 353.35  |
|             | <u>Debt</u>               | \$ 545.18  | \$ 529.38  | \$ 539.60  | \$ 530.78  |
|             | Sub-Total For Lot Size 30 | <b>\$ 965.49</b>   | <b>\$ 965.43</b>   | <b>\$ 1,289.95</b>   | <b>\$ 1,289.88</b>   |
| 35          | Administrative            | \$ 307.15  | \$ 319.01  | \$ 397.00  | \$ 405.75  |
|             | Maintenance               | \$ 113.16  | \$ 117.04  | \$ 353.35  | \$ 353.35  |
|             | <u>Debt</u>               | \$ 620.64  | \$ 602.65  | \$ 614.29  | \$ 604.25  |
|             | Sub-Total For Lot Size 35 | <b>\$ 1,040.95</b>   | <b>\$ 1,038.70</b>   | <b>\$ 1,364.64</b>   | <b>\$ 1,363.35</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

Thirty Five Foot Homes 69

Total Units 208