

Kendall Breeze West  
Community Development District

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

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

	<b>FISCAL YEAR 2022/2023 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 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 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 Size		Fiscal Year 2019/2020	Fiscal Year 2020/2021	Fiscal Year 2021/2022	Fiscal Year 2022/2023
		Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Assessment 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
<u>Thirty Five Foot Homes</u>	<u>69</u>
Total Units	208