

Kendall Breeze West  
Community Development District

**Proposed Budget For  
Fiscal Year 2023/2024  
October 1, 2023 - September 30, 2024**

# **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 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	<b>FISCAL YEAR 2023/2024 BUDGET</b>
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	85,304
MAINTENANCE ASSESSMENTS	72,964
DEBT ASSESSMENTS	114,973
INTEREST INCOME	360
<b>TOTAL REVENUES</b>	<b>\$ 273,601</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	
ENGINEERING - ANNUAL REPORT & INSPECTIONS	2,000
STREET/ROADWAY & STORMWATER MAINTENANCE	18,400
PRESERVATION AREA MAINTENANCE	6,500
PRESSURE CLEANING	10,500
ROADWAY RESURFACING PROJECT	14,286
SPECIAL PROJECTS	10,700
MISCELLANEOUS MAINTENANCE	5,000
MAINTENANCE CONTINGENCY	1,200
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 68,586</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	32,388
SECRETARIAL & FIELD OPERATIONS	6,000
LEGAL	8,500
ASSESSMENT ROLL	7,500
AUDIT FEES	3,800
INSURANCE	6,600
LEGAL ADVERTISING	700
MISCELLANEOUS	1,100
POSTAGE	250
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,100
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,300
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 80,546</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 149,132</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 124,469</b>
BOND PAYMENTS	(108,075)
<b>BALANCE</b>	<b>\$ 16,394</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,464)
DISCOUNTS FOR EARLY PAYMENTS	(10,930)
<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 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
ADMINISTRATIVE ASSESSMENTS	82,667	84,395	85,304	Expenditures Less Interest & 75% Of Carryover/.94
MAINTENANCE ASSESSMENTS	73,497	73,496	72,964	Expenditures Less 25% Of Carryover/.94
DEBT ASSESSMENTS	117,390	115,471	114,973	Bond Payments/.94
INTEREST INCOME	160	180	360	Estimated At \$30 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 273,714</b>	<b>\$ 273,542</b>	<b>\$ 273,601</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>				
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,575	1,200	2,000	\$800 Increase From 2022/2023 Budget
STREET/ROADWAY & STORMWATER MAINTENANCE	5,375	18,400	18,400	No Change From 2022/2023 Budget
PRESERVATION AREA MAINTENANCE	9,548	6,500	6,500	No Change From 2022/2023 Budget
PRESSURE CLEANING	10,001	10,500	10,500	No Change From 2022/2023 Budget
ROADWAY RESURFACING PROJECT	0	14,286	14,286	14 Year Project (2nd Year - Total Cost: \$200,000)
SPECIAL PROJECTS	0	12,000	10,700	\$1,300 Decrease From 2022/2023 Budget
MISCELLANEOUS MAINTENANCE	340	5,000	5,000	No Change From 2022/2023 Budget
MAINTENANCE CONTINGENCY	0	1,200	1,200	No Change From 2022/2023 Budget
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 26,839</b>	<b>\$ 69,086</b>	<b>\$ 68,586</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
SUPERVISOR FEES	1,800	6,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	138	459	383	Supervisor Fees *7.65%
MANAGEMENT	30,540	31,452	32,388	CPI Adjustment (Capped At 3%)
SECRETARIAL & FIELD OPERATIONS	6,000	6,000	6,000	No Change From 2022/2023 Budget
LEGAL	7,218	8,000	8,500	\$500 Increase From 2022/2023 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2022/2023 Audit
INSURANCE	5,706	6,200	6,600	Fiscal Year 2022/2023 Expenditure Was \$6,134
LEGAL ADVERTISING	368	700	700	No Change From 2022/2023 Budget
MISCELLANEOUS	935	1,100	1,100	No Change From 2022/2023 Budget
POSTAGE	130	275	250	\$25 Decrease From 2022/2023 Budget
OFFICE SUPPLIES	332	400	400	No Change From 2022/2023 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2022/2023 Budget
TRUSTEE FEES	4,089	4,100	4,100	No Change From 2022/2023 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2022/2023 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2022/2023 Budget
ADMINISTRATIVE CONTINGENCY	0	1,100	1,300	Administrative Contingency
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,881</b>	<b>\$ 79,511</b>	<b>\$ 80,546</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 97,720</b>	<b>\$ 148,597</b>	<b>\$ 149,132</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 175,994</b>	<b>\$ 124,945</b>	<b>\$ 124,469</b>	
BOND PAYMENTS	(111,903)	(108,543)	(108,075)	2024 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 64,091</b>	<b>\$ 16,402</b>	<b>\$ 16,394</b>	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,634)	(5,467)	(5,464)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,143)	(10,935)	(10,930)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 51,314</b>	<b>\$ -</b>	<b>\$ -</b>	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 51,314</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE FUND BUDGET**  
**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2023/2024**  
**OCTOBER 1, 2023 - SEPTEMBER 30, 2024**

	FISCAL YEAR 2021/2022 ACTUAL	FISCAL YEAR 2022/2023 BUDGET	FISCAL YEAR 2023/2024 BUDGET	COMMENTS
<b>REVENUES</b>				
Interest Income	231	10	100	Projected Interest For 2023/2024
NAV Tax Collection	111,903	108,543	108,075	2024 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 112,134</b>	<b>\$ 108,553</b>	<b>\$ 108,175</b>	
<b>EXPENDITURES</b>				
Principal Payments	65,000	55,000	60,000	Principal Payment Due In 2024
Interest Payments	56,694	53,553	48,175	Interest Payments Due In 2024
<b>Total Expenditures</b>	<b>\$ 121,694</b>	<b>\$ 108,553</b>	<b>\$ 108,175</b>	
<b>Excess / (Shortfall)</b>	<b>\$ (9,560)</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 1/1/23 =	\$905,000		

## Kendall Breeze West Community Development District Assessment Comparison

Lot Size		Fiscal Year 2020/2021	Fiscal Year 2021/2022	Fiscal Year 2022/2023	Fiscal Year 2023/2024
		Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*
30	Administrative	\$ 319.01	\$ 397.00	\$ 405.75	\$ 410.12
	Maintenance	\$ 117.04	\$ 353.35	\$ 353.35	\$ 350.79
	<u>Debt</u>	\$ 529.38	\$ 539.60	\$ 530.78	\$ 528.50
	Sub-Total For Lot Size 30	<b>\$ 965.43</b>	<b>\$ 1,289.95</b>	<b>\$ 1,289.88</b>	<b>\$ 1,289.41</b>
35	Administrative	\$ 319.01	\$ 397.00	\$ 405.75	\$ 410.12
	Maintenance	\$ 117.04	\$ 353.35	\$ 353.35	\$ 350.79
	<u>Debt</u>	\$ 602.65	\$ 614.29	\$ 604.25	\$ 601.65
	Sub-Total For Lot Size 35	<b>\$ 1,038.70</b>	<b>\$ 1,364.64</b>	<b>\$ 1,363.35</b>	<b>\$ 1,362.56</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