

# Kendall Breeze West Community Development District

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

# **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 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2025/2026 BUDGET
<b>REVENUES</b>	
ADMINISTRATIVE ASSESSMENTS	79,751
MAINTENANCE ASSESSMENTS	76,687
DEBT ASSESSMENTS	115,904
INTEREST INCOME	1,200
OTHER REVENUES	0
<b>TOTAL REVENUES</b>	<b>\$ 273,542</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	
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
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 72,086</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 84,866</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 156,952</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 116,590</b>
BOND PAYMENTS	(108,950)
<b>BALANCE</b>	<b>\$ 7,640</b>
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,446)
DISCOUNTS FOR EARLY PAYMENTS	(10,894)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (8,700)</b>
CARRYOVER FROM PRIOR YEAR	8,700
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ -</b>

**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
<b>REVENUES</b>				
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	
<b>TOTAL REVENUES</b>	<b>\$ 285,708</b>	<b>\$ 273,899</b>	<b>\$ 273,542</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>				
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
<b>TOTAL MAINTENANCE &amp; OPERATIONS EXPENDITURES</b>	<b>\$ 23,607</b>	<b>\$ 68,586</b>	<b>\$ 72,086</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
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
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 78,914</b>	<b>\$ 83,006</b>	<b>\$ 84,866</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 102,521</b>	<b>\$ 151,592</b>	<b>\$ 156,952</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 183,187</b>	<b>\$ 122,307</b>	<b>\$ 116,590</b>	
BOND PAYMENTS	(109,547)	(108,416)	(108,950)	2026 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 73,640</b>	<b>\$ 13,891</b>	<b>\$ 7,640</b>	
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
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 60,744</b>	<b>\$ (2,500)</b>	<b>\$ (8,700)</b>	
CARRYOVER FROM PRIOR YEAR	0	2,500	8,700	Carryover From Prior Year
<b>NET EXCESS / (SHORTFALL)</b>	<b>\$ 60,744</b>	<b>\$ -</b>	<b>\$ -</b>	

**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
<b>Total Revenues</b>	<b>\$ 113,523</b>	<b>\$ 108,916</b>	<b>\$ 109,950</b>	
<b>EXPENDITURES</b>				
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
<b>Total Expenditures</b>	<b>\$ 119,644</b>	<b>\$ 108,916</b>	<b>\$ 109,950</b>	
<b>Excess / (Shortfall)</b>	<b>\$ (6,121)</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 1/1/25 =	\$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	<b>\$ 1,289.88</b>	<b>\$ 1,289.41</b>	<b>\$ 1,289.03</b>	<b>\$ 1,288.74</b>
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	<b>\$ 1,363.35</b>	<b>\$ 1,362.56</b>	<b>\$ 1,362.42</b>	<b>\$ 1,358.63</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

### Thirty Foot Lots

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