



**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
FEBRUARY 18, 2026
7:00 P.M.**

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

www.kendallbreezewestcdd.org
786.347.2700 ext. 2027 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
Community Clubhouse – Meeting Room
11780 SW 138th Avenue
Miami, Florida 33186
REGULAR BOARD MEETING
February 18, 2026
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 17, 2025 Regular Board Meeting.....Page 3
- G. Old Business
 - 1. Staff Report, as Required
- H. New Business
 - 1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget.....Page 7
 - 2. Discussion Regarding Stormwater System Cleaning.....Page 14
 - 3. Discussion Regarding Geographic Information Systems (Alvarez Engineers).....Page 16
 - 4. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 18
- I. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 1 & 2)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- J. Board Member & Staff Closing Comments
- K. Adjourn

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57902	IPL0276585	Legal Ad - IPL0276585	Kendall Breeze West CDD- Fiscal Year 2025/2026	1.0	84.0L

ATTENTION: Kendall Breeze West Community Development District IP
 2501A Burns Road
 Palm Beach Gardens, AK 33410
 larcher@sdsinc.org

KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 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 15, 2025**
- November 19, 2025**
- February 18, 2026**
- March 18, 2026**
- April 15, 2026**
- May 20, 2026**
- June 17, 2026**
- September 16, 2026**

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 nnguyen@sdsinc.org 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 ensure 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 nnguyen@sdsinc.org 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

PUBLISHED DAILY
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

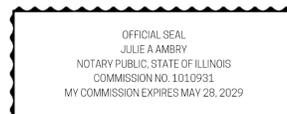
Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
 10/03/25 Print

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Sworn to and subscribed before me on



**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2025/2026
REGULAR MEETING SCHEDULE**

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KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT

www.kendallbreezewestcdd.org
W00000000
Publication Dates

**KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
SEPTEMBER 17, 2025**

A. CALL TO ORDER

District Manager Nancy Nguyen called the September 17, 2025, Regular Board Meeting of the Kendall Breeze West Community Development District (the “District”) to order at approximately 7:03 p.m. in the Meeting Room at the Kendall Breeze West Community Clubhouse located at 11780 SW 138th Avenue, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the September 17, 2025, Regular Board Meeting had been published in the *Miami Herald* on September 30, 2024, as part of the District’s fiscal year 2024/2025 meeting schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Vice Chairwoman Dena Sherman, and Supervisors Marianna Antunez and Eduardo Sanchez 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 Gabriella Fernandez-Perez 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. May 21, 2025, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of the May 21, 2025, Regular Board Meeting and Public Hearing and asked if there were any changes and/or corrections. There being no comments or changes, a **motion** was made by Ms. Sherman, seconded by Mr. Sanchez and passed unanimously approving the minutes of the May 21, 2025, Regular Board Meeting and Public Hearing, as presented.

G. OLD BUSINESS

1. Update Regarding Sidewalk Damages (HOA Contractor)

Ms. Nguyen advised that District staff provided the Kendall Breeze West HOA (the “HOA”) Manager, Catalina Navarro, and the HOA’s painting contractor the locations of damaged sidewalks once the painting project was completed. She further explained that the damaged sidewalks have been repaired by the HOA’s painting contractor.

Mr. Sanchez explained that water is puddling in one of the areas where the painting contractor was noted to have been driving trucks over the sidewalk. He further explained that it is possible that the weight of the trucks may have unlevelled the sidewalks, further causing the puddling on one edge of the sidewalk. Ms. Nguyen stated that it may be difficult to prove that this is the direct cause of the puddling. The Board requested that Ms. Nguyen communicate this information to the HOA Manager for further communication with the HOA’s painting contractor.

More information on this item will be provided at a future meeting.

2. Update Regarding Asphalt Repairs

Ms. Nguyen stated that the roadway asphalt repairs project was completed. Mr. Sanchez asked if the painting of the speed humps were part of the project. The Board recalled that the work being performed on the roadways was being kept at a minimum taking into consideration that the resurfacing of all the roads project is expected to commence sometime in the next few years.

H. NEW BUSINESS

1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2024/2025 Amended Budget

Ms. Nguyen presented Resolution No. 2025-06, entitled:

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. She indicated that there was an operating fund balance of approximately \$247,000 at the end of the fiscal year. A discussion ensued after which:

A **motion** was made by Ms. Sherman, seconded by Mr. Sanchez and unanimously passed to adopt Resolution No. 2025-06, as presented, thereby setting the amended/revised budget for the 2024/2025 fiscal year.

2. Consider Resolution No. 2025-07 – Interlocal Agreement for Local Government Publications

Ms. Nguyen presented Resolution No. 2025-07, entitled:

RESOLUTION 2025-07

A RESOLUTION OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE

Ms. Nguyen read the title into the record and explained that she would like to discuss the District's required publications, and the costs associated with them. Ms. Nguyen stated that due to the closing of the Miami Daily Business Review, the District has had to advertise in The Miami Herald. Ms. Nguyen further explained that a standard publication costs approximately \$800 with The Miami Herald. She further explained that this prompted her office to seek an alternative option for publications. Ms. Nguyen noted that it has been determined that advertising on Miami-Dade County's (the "County") website meets Florida Statute requirements and the County's attorney has authorized entering into an Interlocal Agreement (the "ILA") with community development districts to allow them to advertise on the County's website. She further noted that the cost to advertise on the County's website for an unlimited amount of advertisements per year is \$707. Ms. Fernandez-Perez explained that the District will need to publish an initial advertisement in the Miami Herald annually notifying the public of its intent to advertise on the County's website for the next year. Ms. Nguyen noted that this will still result in costs savings for the District.

Ms. Nguyen explained that this resolution authorizes Nancy Nguyen as District Manager, Liana Cervino as Chairwoman, and Dena Sherman as Vice Chairwoman, to execute the ILA and any other documents related to the ILA.

A **motion** was made by Ms. Sherman, seconded by Mr. Sanchez and unanimously passed to approve and adopt Resolution No. 2025-06; thereby authorizing Nancy Nguyen as District Manager, Liana Cervino as Chairwoman, and Dena Sherman as Vice Chairwoman, to execute the Interlocal Agreement for government publication of legal advertisements and public notices and any other documents related to the Interlocal Agreement.

3. Consider Resolution No. 2025-08 – Goals and Objectives Annual Report

Ms. Nguyen presented Resolution No. 2025-08, entitled:

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen read the title into the record and explained that pursuant to legislation enacted in 2024, effective October 1, 2024, the District is required to establish goals and objectives for the District and to adopt performance measures and standards to evaluate the District's achievement of these

goals and objectives. She further noted that at the conclusion of each fiscal year, the Board must review and determine whether such goals have been met.

Ms. Nguyen presented the goals and objectives adopted by the District in 2024 and advised that it was in order for the Board to determine if the goals were met. Following discussion, the Board determined that all goals had been successfully achieved for fiscal year 2024/2025.

A **motion** was made by Ms. Sherman, seconded by Mr. Sanchez and unanimously passed accepting Resolution No. 2025-08, as presented, further adopting the Kendall Breeze West Community Development District's Goals and Objectives Annual Report.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. 2025 Legislative Update Memo (BCLMR)

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen reminded the Board that the District sidewalks are pressure cleaned annually before the holidays. The Board requested that Ms. Nguyen request that the HOA assist the District by sending a mass email to the community residents informing them of the scheduled work. Ms. Nguyen acknowledged the Board's request.

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until February 18, 2026 or March 18, 2026.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Sherman, seconded by Mr. Sanchez and passed unanimously adjourning the Regular Board Meeting at approximately 7:31 p.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2026-01

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 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for June 17, 2026 at 7:00 p.m. in the Kendall Breeze West Community Clubhouse Meeting Room located at 11780 SW 138th Avenue, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

PASSED, ADOPTED and EFFECTIVE this 18th day of February, 2026.

ATTEST:

**KENDALL BREEZE WEST
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair / Vice Chair

Kendall Breeze West
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	83,851
MAINTENANCE ASSESSMENTS	76,687
DEBT ASSESSMENTS	111,530
INTEREST INCOME	1,320
OTHER REVENUES	0
TOTAL REVENUES	\$ 273,388
EXPENDITURES	
MAINTENANCE & OPERATIONS EXPENDITURES	
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 (ASPHALT, ETC.)	1,700
TOTAL MAINTENANCE & OPERATIONS EXPENDITURES	\$ 72,086
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	35,232
SECRETARIAL & FIELD OPERATIONS	6,000
LEGAL	8,500
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
INSURANCE	7,800
LEGAL ADVERTISING	2,500
MISCELLANEOUS	1,050
POSTAGE	200
OFFICE SUPPLIES	350
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	4,100
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,300
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 86,140
TOTAL EXPENDITURES	\$ 158,226
REVENUES LESS EXPENDITURES	\$ 115,162
BOND PAYMENTS	(104,838)
BALANCE	\$ 10,324
COUNTY APPRAISER & TAX COLLECTOR FEE	(5,441)
DISCOUNTS FOR EARLY PAYMENTS	(10,883)
EXCESS/ (SHORTFALL)	\$ (6,000)
CARRYOVER FROM PRIOR YEAR	6,000
NET EXCESS / (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	85,587	79,751	83,851	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	72,964	76,687	76,687	Expenditures/.94
DEBT ASSESSMENTS	114,807	115,904	111,530	Bond Payments/.94
INTEREST INCOME	10,253	1,200	1,320	Estimated At \$110 Per Month
OTHER REVENUES	0	0	0	
TOTAL REVENUES	\$ 283,611	\$ 273,542	\$ 273,388	
EXPENDITURES				
MAINTENANCE & OPERATIONS EXPENDITURES				
ENGINEERING - ANNUAL REPORT & INSPECTIONS	1,966	3,000	3,000	No Change From 2025/2026 Budget
STREET/ROADWAY & STORMWATER MAINTENANCE	0	19,400	19,400	No Change From 2025/2026 Budget
PRESERVATION AREA MAINTENANCE	2,979	3,500	3,500	No Change From 2025/2026 Budget
PRESSURE CLEANING	10,001	10,500	10,500	No Change From 2025/2026 Budget
ROADWAY RESURFACING PROJECT	0	14,286	14,286	14 Year Project (5th Year - Total Cost: \$200,000)
SPECIAL PROJECTS	0	10,700	10,700	No Change From 2025/2026 Budget
SIDEWALK REPAIRS (MILLING & REPLACEMENTS)	0	5,500	5,500	No Change From 2025/2026 Budget
STORM DRAINAGE/CLASS V PERMIT	0	3,500	3,500	No Change From 2025/2026 Budget
MAINTENANCE CONTINGENCY (ASPHALT, ETC.)	22,509	1,700	1,700	No Change From 2025/2026 Budget
TOTAL MAINTENANCE & OPERATIONS EXPENDITURES	\$ 37,455	\$ 72,086	\$ 72,086	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,800	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	214	383	383	Supervisor Fees *7.65%
MANAGEMENT	33,348	34,308	35,232	CPI Adjustment
SECRETARIAL & FIELD OPERATIONS	6,000	6,000	6,000	No Change From 2025/2026 Budget
LEGAL	7,503	8,500	8,500	No Change From 2025/2026 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
INSURANCE	6,858	7,400	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	1,478	2,700	2,500	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	1,066	950	1,050	\$100 Decrease From 2025/2026 Budget
POSTAGE	74	225	200	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	173	375	350	\$25 Decrease From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	4,089	4,100	4,100	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	1,300	1,300	Administrative Contingency
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,128	\$ 84,866	\$ 86,140	
TOTAL EXPENDITURES	\$ 114,583	\$ 156,952	\$ 158,226	
REVENUES LESS EXPENDITURES	\$ 169,028	\$ 116,590	\$ 115,162	
BOND PAYMENTS	(109,446)	(108,950)	(104,838)	2027 P & I Payments Less Earned Interest
BALANCE	\$ 59,582	\$ 7,640	\$ 10,324	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,629)	(5,446)	(5,441)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(10,106)	(10,894)	(10,883)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 46,847	\$ (8,700)	\$ (6,000)	
CARRYOVER FROM PRIOR YEAR	0	8,700	6,000	Carryover From Prior Year
NET EXCESS / (SHORTFALL)	\$ 46,847	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
KENDALL BREEZE WEST COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR	FISCAL YEAR	FISCAL YEAR	
	2024/2025	2025/2026	2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	3,414	1,000	1,000	Projected Interest For 2026/2027
NAV Tax Collection	109,446	108,950	104,838	2027 P & I Payments Less Earned Interest
Total Revenues	\$ 112,860	\$ 109,950	\$ 105,838	
EXPENDITURES				
Principal Payments	65,000	70,000	70,000	Principal Payment Due In 2027
Interest Payments	45,825	39,950	35,838	Interest Payments Due In 2027
Total Expenditures	\$ 110,825	\$ 109,950	\$ 105,838	
Excess / (Shortfall)	\$ 2,035	\$ -	\$ -	

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 1/1/26 =	\$700,000		

Kendall Breeze West Community Development District Assessment Comparison

Lot Size	Fiscal Year 2023/2024		Fiscal Year 2024/2025		Fiscal Year 2025/2026		Fiscal Year 2026/2027		
	Assessment	Before Discount*	Assessment	Before Discount*	Assessment	Before Discount*	Assessment	Before Discount*	
30	Administrative	\$ 410.12	\$ 408.08	\$ 383.43	\$ 403.14	Maintenance	\$ 350.79	\$ 368.69	\$ 368.69
	Debt	\$ 528.50	\$ 530.16	\$ 536.62	\$ 516.38				
	Sub-Total For Lot Size 30	\$ 1,289.41	\$ 1,289.03	\$ 1,288.74	\$ 1,288.21				
35	Administrative	\$ 410.12	\$ 408.08	\$ 383.43	\$ 403.14	Maintenance	\$ 350.79	\$ 368.69	\$ 368.69
	Debt	\$ 601.65	\$ 603.55	\$ 606.51	\$ 583.62				
	Sub-Total For Lot Size 35	\$ 1,362.56	\$ 1,362.42	\$ 1,358.63	\$ 1,355.45				

* 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

Thirty Foot Lots

Homes:	139
Less Bond PrePAYERS:	1
Total:	138



PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

PROPOSAL SUBMITTED TO: Kendall Breeze West CDD % SDS, Inc.	PROJECT NAME: Kendall Breeze West CDD
BUSINESS ADDRESS: 2501 Burns Rd, Palm Beach Gardens, FL 33410	PROJECT LOCATION: Kendall Breeze West CDD
CONTACT: Management	DATE: February 9, 2026

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: Vac-Con combination sewer cleaner to clean thirty nine (39) storm drains throughout the community.

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$3,705.00

Three Thousand Seven Hundred Five 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



8935 NW 35 Lane, Suite 101 Doral, FL 33172
Tel (305) 640-1345
Email Alvarez@AlvarezEng.com
Website www.alvarezeng.com

July 11, 2025

Kendall Breeze West CDD
Attn: District Manager
Special District Services, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410

Via: Email Only: nnguyen@sdsinc.org

Reference: Digitization of Existing Infrastructure Data into ArcGIS for Kendall Breeze West Community Development District

Dear Nancy and CDD Board of Supervisors,

We are please to submit this proposal to Kendall Breeze West Community Development District (the "District" or "CDD") for the preparation and implementation of a comprehensive infrastructure maintenance program utilizing Geographic Information Systems ("GIS") as a management tool.

1. Comprehensive Infrastructure Management Strategy

- a. A properly structured maintenance program will include the following key components:
 - i. **Comprehensive Asset Inventory:** Establishing a detailed inventory of maintained infrastructure provides a foundation for informed decision-making. This inventory ensures all assets are accounted for and facilitates effective tracking over time.
 - ii. **Detailed Maintenance Records:** Accurate records of maintenance activities enable districts to monitor system performance, plan for future needs, and provide transparency in reporting to regulatory agencies and stakeholders.
 - iii. **Regular Reporting:** Routine reporting on the condition and upkeep of infrastructure ensures accountability and supports compliance with internal standards and community expectations.
- b. GIS will serve as the cornerstone of the recommended maintenance program and will provide advanced management tools to:
 - i. **Visualize and Manage Spatial Data:** Create detailed geospatial maps of lighting, landscaping, roadway, common areas, and other infrastructure to streamline asset management.
 - ii. **Support Long-Term Planning:** Use GIS data to project trends, budget for unforeseen expenses, and optimize the use of District resources.



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2. Scope of Services

Therefore, with this letter of engagement, we are offering the District the following scope of services:

a. Digitization of existing CDD-owned and operated stormwater infrastructure data into ArcGIS:

- i. Implement a GIS platform to map, analyze, and monitor stormwater systems, including basins, detention ponds, and drainage infrastructure.
- ii. Conduct field visits to verify, assess, and document the condition of infrastructure and environmental assets within the district, ensuring alignment with GIS data and regulatory compliance.
- iii. Upload the latest maintenance record of each asset.

b. Digitization of additional existing CDD-owned and operated infrastructure data into ArcGIS: Scope of work includes compiling, verifying, and integrating existing infrastructure records for ongoing asset management and planning. This effort includes:

- i. **Roadway***
Digitize roadways and right-of-way boundaries. Include attributes such as ownership and maintenance responsibility.
- ii. **Preservation Area***
Map preservation area. Include attributes such as associated as-built plans, ownership and maintenance responsibility.

3. Compensation

Total compensation for the work detailed in the Scope of Services will be as follows:

- a. Stormwater Infrastructure: \$ 4,000.00
- b. Additional Infrastructure: \$ 1,000.00

Invoices will be prepared by Alvarez Engineers at the completion of digitization services. It is our understanding that invoices are due and payable by the District thirty days after the invoice has been submitted.

Please acknowledge acceptance of this proposal by signing below. We look forward to working with the District on this project.

For the District
Date:

DocuSigned by:

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Juan R. Alvarez, PE
President, Alvarez Engineers, Inc.

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February 2, 2026

VIA E-MAIL ONLY– nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Kendall Breeze West Community Development District
Our File: 608.04239**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

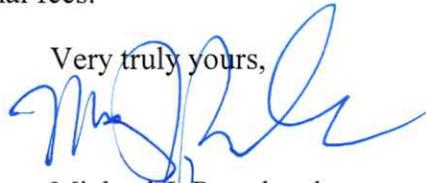
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
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Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)