



**KENDALL BREEZE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 22, 2026
6:00 P.M.**

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

www.kendallbreezecdd.org
786.347.2711 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT

Kendall Breeze Clubhouse No. 1

12300 S.W. 125th Court

Miami, Florida 33186

REGULAR BOARD MEETING

October 22, 2026

6:00 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. August 27, 2026 Regular Board Meeting & Public Hearing Minutes.....Page 3
- G. **New Business**
 - 1. Consider Resolution No. 2026-05 – Adopting a FY 2025/2026 Amended Budget.....Page 8
 - 2. Consider Resolution No. 2026-06 – Adopting an Annual Report of Goals, Objectives & Performance Measures for Fiscal Year 2025/2026.....Page 13
 - 3. Consider Resolution No. 2026-07 – Adopting Goals, Objectives & Performance Measures for Fiscal Year 2026/2027.....Page 16
 - 4. Consider Approval of Alvarez Engineers Milling & Resurfacing Proposal.....Page 20
- H. **Old Business**
- I. **Administrative Matters**
 - 1. Financial Report.....Page 23
 - 2. Reminder of Annual Four [4] Hours of Ethics Training
- J. **District Counsel Report**
- K. **District Engineer Report**
- L. **Additional Board Member/Staff Comments**
- M. **Adjourn**

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57880	IPL0379242	Legal Ad - IPL0379242		1.0	77.0L

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

KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026/2027 REGULAR MEETING SCHEDULE

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Kendall Breeze Community Development District will hold Regular Meetings in the Conference Room of the Kendall Breeze Community Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186 at 6:00 p.m. on the following dates:

October 22, 2026
January 28, 2027
March 25, 2027
May 27, 2027
August 26, 2027

The purpose of the meetings is to conduct any business coming before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law. Copies of the Agenda for any of the meetings may be obtained from the District's website or by contacting the District Manager at 786-347-2711 Ext. 2011 and/or toll free at 1-877-737-4922 at least five (5) days prior to the date of the particular meeting.

From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place certain as 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 786-347-2711 Ext. 2011 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 without advertised notice.

**Kendall breeze community
development district**

www.kendallbreezecdd.org
IPL0379242
Oct 9 2026

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:
10/09/26 Print

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Mary Castro



Mary Castro

Sherry J Chasteen



Sworn to and subscribed before
me on

Oct 9, 2026, 10:16 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**KENDALL BREEZE
COMMUNITY DEVELOPMENT
DISTRICT
FISCAL YEAR 2026/2027
REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Kendall Breeze Community Development District will hold Regular Meetings in the Conference Room of the Kendall Breeze Community Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186 at 6:00 p.m. on the following dates:

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From time to time one or two Supervisors may participate by telephone; therefore a speaker telephone will be present at the meeting location so that the Supervisors may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place certain as specified on the record.

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Meetings may be cancelled from time to time without advertised notice.

**Kendall breeze community
development district**

www.kendallbreezecdd.org

IPL0379242

Oct 9 2026

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
PUBLIC HEARING & REGULAR BOARD MEETING
AUGUST 27, 2026**

A. CALL TO ORDER

Mrs. Perez called the August 27, 2026, Regular Board Meeting of the Kendall Breeze Community Development District (the “District”) to order at 6:00 p.m. at the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Herald* on October 13, 2025, as part of the District’s Fiscal Year 2025/2026 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairperson Teresa Van Tassel, Vice Chairperson Octavio Perez and Supervisors Miguel “Michael” Suarez Tauben (via phone), Lourdes Ors and Miguel Sanfiel constituted a quorum, and it was in order to proceed with the meeting.

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Gabriella A. Fernandez Perez of Billing Cochran, PA.

Also present were several members of the public.

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. March 26, 2026, Regular Board Meeting

The minutes of the March 26, 2026, Regular Board Meeting were presented and the Board was asked if they had any comments or corrections.

There being no corrections, a MOTION was made by Supervisor Sanfiel, seconded by Supervisor Van Tassel and unanimously passed approving the minutes of the March 26, 2026, Regular Board Meeting, as presented.
--

G. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Mrs. Perez presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez read the title of the resolution into the record and noted that meetings would remain at the same location of the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186 with the start time of 6:00 p.m. on the following dates:

**October 22, 2026
January 28, 2027
March 25, 2027
May 27, 2027
August 26, 2027**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Van Tassel and unanimously passed adopting Resolution No. 2026-02, approving the Regular Meeting Schedule for Fiscal Year 2026/2027, holding meetings in the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125^h Court, Miami, Florida 33186, with the start time of 6:00 p.m. on the dates set forth above, and authorizing the advertisement of same, as required by law.

2. Consider Resolution No. 2026-03 – Resetting the Public Hearing for Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-01 TO RESET THE DATE OF THE PUBLIC HEARING TO CONSIDER AND HEAR COMMENTS ON THE ADOPTION OF THE FISCAL YEAR 2026/2027 PROPOSED BUDGET; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained that on March 26, 2026, the Board adopted Resolution No. 2026-01, setting the Public Hearing on the District's Proposed Budget for Fiscal Year 2026/2027 for May 28, 2026. Due to the lack of a quorum, the District Manager rescheduled the Public Hearing to today's date, August 27, 2026, at 6:00 p.m., and caused the required statutory notice to be published in the *Miami Herald* on August 7, 2026, and August 14, 2026. This resolution ratifies those actions and formally amends Resolution No. 2026-01 to reflect the new Public Hearing date; all other provisions of Resolution No. 2026-01 remain in full force and effect.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Van Tassel and unanimously passed adopting Resolution No. 2026-03, ratifying the rescheduling and resetting of the Public Hearing to consider the Fiscal Year 2026/2027 Proposed Budget to August 27, 2026, at 6:00 p.m. at the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186.

H. OLD BUSINESS

There was no Old Business to come before the Board.

Mrs. Perez then recessed the Regular Board Meeting and simultaneously called to order the Public Hearing for the purpose of receiving public comment on the Fiscal Year 2026/2027 Final Budget and Assessments.

I. PUBLIC HEARING

1. Proof of Publication

Proof of publication was presented that notice of the Public Hearing had been published in the *Miami Herald* on August 7, 2026, and August 14, 2026, as legally required.

2. Receive Public Comment on Fiscal Year 2026/2027 Final Budget

Mrs. Perez opened the public comment portion of the Public Hearing to receive comments on the Fiscal Year 2026/2027 Final Budget and non-ad valorem special assessments.

Following public comment, the public comment portion of the Public Hearing was closed.

3. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Final Budget

Mrs. Perez presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

Mrs. Perez read the title of the resolution into the record and stated that it provides for approving and adopting the Fiscal Year 2026/2027 Final Budget and the non-ad valorem special assessment tax roll (Assessment Levy). The Board reviewed the information a brief discussion ensued.

A **MOTION** was made by Supervisor Sanfiel, seconded by Supervisor Van Tassel and unanimously passed adopting Resolution No. 2026-04, approving the Fiscal Year 2026/2027 Final Budget, as presented, and setting the Fiscal Year 2026/2027 Final Budget and non-ad valorem special assessment tax roll (Assessment Levy).

There being no further Public Hearing business to conduct, Mrs. Perez closed the Public Hearing and simultaneously reconvened the Regular Board Meeting.

J. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the financial statement in the meeting book for Board review. She also noted that available funds as of July 31, 2026, were \$361,268.46.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and passed unanimously ratifying and approving the financials, as presented.

2. Qualified Elector (Registered Voter) Certification

Mrs. Perez announced that, pursuant to the Certification issued by Alina Garcia of the Miami-Dade County Supervisor of Election' office, dated April 29, 2026, the Kendall Breeze Community Development District has 1,620 registered voters.

3. 2026 Election Qualified Candidate Results

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections' website, no one had qualified during the Qualifying Period (Noon, June 8, 2026 through Noon, June 12, 2026) for Seat 3 (Octavio Perez, expires 2026) and Seat 4 (Michael Tauben, expires 2026).

4. Ethics Training Reminder

Mrs. Perez reminded the Board that each Supervisor is required to complete four (4) hours of ethics training annually, covering Florida's Code of Ethics for Public Officers and Employees and the "Government in the Sunshine" Law and public records requirements, and encouraged any Supervisor who had not yet completed this year's training to do so prior to December 31, 2026.

K. DISTRICT COUNSEL REPORT

1. Legislative Update

Ms. Fernandez Perez reviewed the 2026 Legislative Update Memorandum dated June 11, 2026, which had been provided in the meeting materials. She summarized each legislation enacted that affects community development districts and noted that copies of the referenced legislation were available upon request and via the link provided in the memorandum.

L. DISTRICT ENGINEER'S REPORT

1. Update on Drainage Improvement Project Near 12151 SW 122nd Path

Mr. Chinaea provided for District records back in May the notarized and approved Application for Payment for processing, the notarized Release of Liens, and the Permit Close-out with the Final Inspection Approval downloaded from the Miami-Dade County Permit Portal. Mrs. Perez noted that she had received an Engineer Certificate of Completion for the project for District records.

2. Stormwater Drainage System Maintenance, Phase 1, Project 2026 Update

Mr. Chinaea provided District management with an update and Raptor Report on the status of the Phase 1 Stormwater Drainage System Maintenance Project (cleaning and CCTV inspection of catch basins and pipelines), pursuant to the agreement with Raptor Vac Systems, Inc. and approved by the Board on March 26, 2026, in the amount of \$27,920. Raptor completed the work and Mr. Chinaea mentioned that four (4) areas were found that would require monitoring and yearly cleaning. He does not recommend

repairs at this time. Mrs. Perez requested a report from the District Engineer and for the cleaning of said areas to be added to the upcoming scopes of work for the remaining 4-Yearly Phases of the 5-Year Project.

M. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

Mrs. Perez anticipates the District undertaking the roadway pavement replacement project in 2027, as recommended in the Engineer's Report. It is important to ensure that sufficient funds are available for this capital improvement. Based on the anticipated scope and cost of the project, it is likely that a sealed bid process would be required.

Accordingly, I have requested that the District Engineer provide a proposal for the preparation of the bid package, administration of the bidding process, and project oversight for the Board's consideration at its next regularly scheduled meeting on October 22, 2026. Additionally, I asked that both Engineering and Legal Counsel confirm the applicable statutory bidding threshold and procurement requirements for this project.

The District has, over the years, advised the Association of this anticipated project and it appears that the Association may be planning to replace the pavement in its parking areas during the same time period. Coordinating these efforts could provide a more seamless final product for the community and may result in cost savings through reduced mobilization and related expenses.

N. ADJOURNMENT

There being no further business to come before the Board, a MOTION was made by Supervisor Van Tassel, seconded by Supervisor Perez adjourning the Regular Board Meeting at 6:38 p.m. The MOTION carried unanimously.
--

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors of the Kendall Breeze Community Development District (“District”) is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is hereby approved and adopted.

Section 2. The Secretary/Assistant Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 22nd day of October, 2026.

ATTEST:

**KENDALL BREEZE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Kendall Breeze Community Development District

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

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- I AMENDED FINAL OPERATING FUND BUDGET**
- II AMENDED FINAL DEBT SERVICE FUND BUDGET**

AMENDED FINAL BUDGET
KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Administrative Assessments	89,326	90,467	90,467
Maintenance Assessments	262,766	262,906	262,906
Debt Assessments	431,824	432,006	432,006
Other Revenues	0	0	0
Interest Income	1,440	32,200	32,049
Total Revenues	\$ 785,356	\$ 817,579	\$ 817,428
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	1,800	1,800
Payroll Taxes - Employer	480	138	138
Management	35,652	35,652	35,652
Secretarial	6,000	6,000	6,000
Legal	12,000	9,000	7,470
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,600	3,600	3,600
Insurance	8,400	8,801	8,801
Legal Advertisements	2,600	3,900	2,869
Miscellaneous	925	750	550
Postage	925	500	473
Office Supplies	650	400	378
Dues & Subscriptions	175	175	175
Website Management	2,000	2,000	2,000
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,407	\$ 78,716	\$ 75,906
MAINTENANCE EXPENDITURES			
Maintenance/Contingency (Storm Drain Cleaning)	13,000	27,500	22,920
Roadway Improvements/Reserve	155,000	155,000	32,125
Drainage Improvements/Reserve	56,000	119,665	119,665
Traffic Enforcement - Off-Duty Police	10,000	10,000	5,664
Engineering/Inspections	13,000	17,500	15,427
TOTAL MAINTENANCE EXPENDITURES	\$ 247,000	\$ 329,665	\$ 195,801
TOTAL EXPENDITURES	\$ 332,407	\$ 408,381	\$ 271,707
REVENUES LESS EXPENDITURES	\$ 452,949	\$ 409,198	\$ 545,721
Bond Payments	(405,915)	(411,829)	(411,829)
Balance	\$ 47,034	\$ (2,631)	\$ 133,892
County Appraiser & Tax Collector Fee	(15,678)	(7,500)	(7,500)
Discounts For Early Payments	(31,356)	(29,133)	(29,133)
Excess/ (Shortfall)	\$ -	\$ (39,264)	\$ 97,259
Carryover From Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (39,264)	\$ 97,259

FUND BALANCE AS OF 9/30/25
FY 2025/2026 ACTIVITY
RESERVE FUNDS BALANCE AS OF 9/30/26
FUND BALANCE AS OF 9/30/26

\$1,240,071
(\$39,264)
\$993,300
\$207,507

Notes

Roadways Reserve (\$767,000) & Drainage Reserve (\$226,300) To Be Adjusted On 10/1/26.
\$50,000 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET
KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 9/29/26
REVENUES			
Interest Income	1,000	0	0
NAV Tax Collection	405,915	411,828	411,828
Total Revenues	\$ 406,915	\$ 411,828	\$ 411,828
EXPENDITURES			
Principal Payments	286,150	273,828	273,828
Interest Payments	120,765	126,977	126,977
Total Expenditures	\$ 406,915	\$ 400,805	\$ 400,805
EXCESS/ (SHORTFALL)	\$ -	\$ 11,023	\$ 11,023

FUND BALANCE AS OF 9/30/25	\$857,200
FY 2025/2026 ACTIVITY	\$11,023
FUND BALANCE AS OF 9/30/26	\$868,223

Note*: Reserve Fund Balance = \$429,712. Revenue Fund Balance = \$438,511.
Revenue Fund Balance To Be Used To Make 11/1/2026 Principal & Interest Payment Of \$347,029.
(Principal: \$286,150 + Interest: \$60,879 = \$347,029).
* Approximate Amounts

Series 2007 Refunding Bonds Information

Original Par Amount =	\$6,161,095	Annual Principal Payments Due:
Interest Rate =	4.50%	November 1st
Issue Date =	March 2007	Annual Principal Payments Due:
Maturity Date =	November 2033	May 1st & November 1st
Par Amount As Of 9/30/26 =	\$2,683,675	

RESOLUTION 2026-06

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

WHEREAS, the Kendall Breeze Community Development District (the “District”) is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2025-02 on January 23, 2025, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District’s goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the “Annual Report”) and presented the Annual Report to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT, THAT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District’s success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22 day of October, 2026.

ATTEST:

**KENDALL BREEZE COMMUNITY
DEVELOPMENT DISTRICT**

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chairman, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A

Program/Activity: District Administration

Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular, special, and public hearing meetings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required (**YES**)
- Meeting minutes and post-meeting action completed (**YES**)
- District records retained as required by law (**YES**)

Program/Activity: District Finance

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year budget
- District amended budget at end of fiscal year
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year budget (**YES**)
- District amended budget at end of fiscal year (**YES**)
- District accounts receivable/payable processed for the year (**YES**)
- “No findings” for annual financial audit (**NO**)
 - If “yes” explain

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s)
- Contracted Services for District operations in effect
- Compliance with all required permits

Performance Measures:

- District insurance renewed and in force (**YES**)
- Contracted Services in force for all District operations (**YES**)
- Permits in compliance (**YES**)

RESOLUTION 2026-07

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

WHEREAS, the Kendall Breeze Community Development District (the “District”) is a local unit of special-purpose government created and existing under and pursuant to Chapters 189 and 190, *Florida Statutes*, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, *Florida Statutes*; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, *Florida Statutes*, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District’s achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District’s Board of Supervisors (“Board”) finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit “A”**. The District Manager shall take all actions to comply with Section 189.0694, *Florida Statutes*, and shall prepare an annual report regarding the District’s success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 22nd day of October, 2026.

ATTEST:

**KENDALL BREEZE COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair/Vice Chair

Exhibit “A”: Performance Measures/Standards and Annual Reporting

EXHIBIT “A”

Program/Activity: **District Administration**

Goal: Remain compliant with Florida Law for all District meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings
- Conduct all post-meeting activities
- District records retained in compliance with Florida Sunshine Laws

Performance Measures:

- All Meetings publicly noticed as required.
 Achieved: Yes ☐ **No** ☐
- Meeting minutes and post-meeting action completed.
 Achieved: Yes ☐ **No** ☐
- District records retained as required by law.
 Achieved: Yes ☐ **No** ☐

Program/Activity: **District Finance**

Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget and the final fiscal year budget.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget and the final fiscal year budget.
 Achieved: Yes ☐ **No** ☐
- District amended budget within 60 days following the end of the fiscal year.
 Achieved: Yes ☐ **No** ☐
- District accounts receivable/payable processed for the year.
 Achieved: Yes ☐ **No** ☐
- “No findings” for annual financial audit (yes/no)
 Achieved: Yes ☐ **No** ☐
 - If “yes” explain: _____

Program/Activity: District Operations

Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with District contracts.

Performance Measures:

- District insurance policies reviewed and in place.
Achieved: Yes ☐ No ☐
- Contracted Services obtained for all District operations.
Achieved: Yes ☐ No ☐
- All District contracts in compliance.
Achieved: Yes ☐ No ☐



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Website www.alvarezeng.com

September 15, 2026

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

Via: Email Only: gperez@sdsinc.org

Reference: Milling and resurfacing project at Kendall Breeze Community Development District

Dear Gloria and CDD Board of Supervisors,

It is our pleasure to submit this proposal to provide professional engineering services related to the preparation of a bidding package, including construction plans and related documents, for the proposed milling and resurfacing improvements project for Kendall Breeze Community Development District ("District" or "CDD"). With this letter of engagement, Alvarez Engineers, Inc. ("District Engineer") will provide the following:

1. Scope of Services

Services will include preparation of the bidding and construction documents, assistance throughout the competitive bidding process, and project management and engineering support during construction.

a. Bidding Package and Construction Documents

Alvarez Engineers will prepare a complete bidding package for the proposed milling and resurfacing improvements within the project limits. The bidding package will include the construction plans, scope of work, bid forms, quantity schedules, construction details, and applicable technical requirements necessary for contractors to prepare bids and perform the work. Services will include:

- i. Review of available record drawings, roadway information, previous engineering reports, and other relevant project documentation.
- ii. Field review of the roadway areas included within the proposed project limits to document existing pavement conditions and identify visible areas requiring repair or special treatment.
- iii. Establishment of the proposed milling and resurfacing limits.
- iv. Preparation of milling and resurfacing construction plans depicting the proposed improvements.
- v. Preparation of pavement marking restoration requirements associated with the resurfacing work.



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- vi. Preparation of Maintenance of Traffic (MOT) plans depicting the proposed traffic control and construction phasing necessary to maintain vehicular and pedestrian access during construction.
- vii. Preparation of construction notes, details, quantities, and other information necessary for bidding and construction.
- viii. Preparation of bid forms and quantity schedules.
- ix. Preparation of the project scope of work and applicable technical requirements.
- x. Preparation and assembly of the final bidding and construction package for distribution to prospective contractors.

b. Competitive Bidding Services

Alvarez Engineers will assist the District throughout the contractor solicitation and competitive bidding process. Services will include:

- i. Preparation and distribution of invitations/notices to qualified contractors.
- ii. Distribution of the bidding package to prospective contractors.
- iii. Coordination with prospective contractors during the bidding period.
- iv. Responding to contractor questions and requests for clarification regarding the bidding documents.
- v. Preparation and issuance of addenda or clarifications, as necessary.
- vi. Coordination and attendance at a pre-bid meeting and/or site visit, if required.
- vii. Receipt and review of contractor bids.
- viii. Preparation of a bid tabulation comparing the proposals received.
- ix. Review of contractor pricing, qualifications, and completeness of submitted bid documents.
- x. Preparation of an engineering recommendation regarding award of the construction contract for consideration by the District.

c. Construction Project Management, Permitting Assistance, and Engineering Support

Following award of the construction contract, Alvarez Engineers will provide project management and engineering support services to assist the District with administration and coordination of the milling and resurfacing project. Services will include:

- i. Coordination with the selected contractor, District staff, and other project stakeholders.
- ii. Assist the selected contractor with the applicable permitting process, including coordination with the permitting agency, review of permit requirements, and providing clarification or supporting documentation related to the engineering plans, as needed.
- iii. Participation in a pre-construction meeting.
- iv. Review of the contractor's proposed construction schedule.
- v. Review of contractor submittals and requests for information (RFIs), as applicable.



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- vi. Periodic site visits during construction to observe the general progress of the work and its conformance with the construction documents.
- vii. Coordination regarding field conditions or construction issues encountered during the work.
- viii. Review of proposed changes to the work and preparation of recommendations to the District, as necessary.
- ix. Review of contractor applications for payment and supporting quantities, including review of asphalt delivery tickets.
- x. Coordination of substantial completion and preparation of a punch list identifying observed incomplete or corrective work.
- xi. Follow up review of punch list items.
- xii. Review of project closeout documentation submitted by the contractor.
- xiii. Coordination with the contractor and District through completion of the project.
- xiv. General project management and engineering support through completion of the milling and resurfacing improvements.
- xv. Prepare issuance of Certificate of Completion

2. Other Services

Other services not described above will be billed by District Engineer to the District on an hourly basis in accordance with Schedule "A" of the First Amendment to Engineering Agreement dated April 7, 2026 between District Engineer and the District.

3. Compensation

Total compensation for the Scope of Services will be a lump sum amount of \$30,000.00. District Engineer will invoice monthly based upon the services completed. 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:

Signed by:

A blue ink signature of Juan R. Alvarez, consisting of a stylized 'J' and 'A'.

04E24FDBCEBD4E0...

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

Kendall Breeze
Community Development District

**Financial Report For
September 2026**

Kendall Breeze Community Development District
Budget vs. Actual
October 2025 through September 2026

	Oct 25 - Sept 26	25/26 Budget	\$ Over Budget	% of Budget
Income				
363.100 · Admin Assessment Income	90,466.85	89,326.00	1,140.85	101.28%
363.101 · Maint Assessment Income	262,905.68	262,766.00	139.68	100.05%
363.810 · Debt Assessments	432,006.16	431,824.00	182.16	100.04%
363.820 · Debt Assessments-Pd To Trustee	-411,828.84	-405,915.00	-5,913.84	101.46%
363.830 · Assessment Fees	-7,499.90	-15,678.00	8,178.10	47.84%
363.831 · Assessment Discounts	-29,132.83	-31,356.00	2,223.17	92.91%
369.401 · Interest Income	32,048.97	1,440.00	30,608.97	2,225.62%
Total Income	368,966.09	332,407.00	36,559.09	111.0%
Gross Profit	368,966.09	332,407.00	36,559.09	111.0%
Expense				
511.308 · Traffic Enforcement	5,663.50	10,000.00	-4,336.50	56.64%
511. · Professional Fees				
511.310 · Engineering	15,427.50	13,000.00	2,427.50	118.67%
511.315 · Legal Fees	7,470.00	12,000.00	-4,530.00	62.25%
511.320 · Audit Fees	3,600.00	3,600.00	0.00	100.0%
Total 511. · Professional Fees	26,497.50	28,600.00	-2,102.50	92.65%
511.122 · Payroll tax expense	137.70	480.00	-342.30	28.69%
511.131 · Supervisor Fees	1,800.00	6,000.00	-4,200.00	30.0%
511.305 · Maintenance/Contingency	22,920.00	13,000.00	9,920.00	176.31%
511.306 · Roadway Imp/Reserve	32,124.73	155,000.00	-122,875.27	20.73%
511.307 · Drainage Improvements/Reserve	119,665.00	56,000.00	63,665.00	213.69%
511.311 · Management Fees	35,652.00	35,652.00	0.00	100.0%
511.312 · Secretarial Fees	6,000.00	6,000.00	0.00	100.0%
511.318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
511.450 · Insurance	8,801.00	8,400.00	401.00	104.77%
511.480 · Legal Advertisements	2,869.46	2,600.00	269.46	110.36%
511.512 · Miscellaneous	550.28	925.00	-374.72	59.49%
511.513 · Postage and Delivery	472.92	925.00	-452.08	51.13%
511.514 · Office Supplies	377.65	650.00	-272.35	58.1%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,999.92	2,000.00	-0.08	100.0%
Total Expense	271,706.66	332,407.00	-60,700.34	81.74%
Net Income	97,259.43	0.00	97,259.43	100.0%

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Sep-26	Year To Date Actual 10/1/25 - 9/30/26
REVENUES			
Administrative Assessments	89,326	91	90,467
Maintenance Assessments	262,766	0	262,906
Debt Assessments	431,824	0	432,006
Other Revenues	0	0	0
Interest Income	1,440	0	32,049
Total Revenues	\$ 785,356	\$ 91	\$ 817,428
EXPENDITURES			
Maintenance Expenditures			
Maintenance/Contingency (Storm Drain Cleaning)	13,000	0	22,920
Roadway Improvements/Reserve	155,000	0	32,125
Drainage Improvements/Reserve	56,000	0	119,665
Traffic Enforcement - Off-Duty Police	10,000	0	5,664
Engineering/Inspections	13,000	0	15,427
Total Maintenance Expenditures	\$ 247,000	\$ -	\$ 195,801
Administrative Expenditures			
Supervisor Fees	6,000	0	1,800
Payroll Taxes (Employer)	480	0	138
Management	35,652	2,971	35,652
Secretarial	6,000	500	6,000
Legal	12,000	0	7,470
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,600	0	3,600
Insurance	8,400	0	8,801
Legal Advertisements	2,600	0	2,869
Miscellaneous	925	42	550
Postage	925	75	473
Office Supplies	650	78	378
Dues & Subscriptions	175	0	175
Website Management	2,000	167	2,000
Total Administrative Expenditures	\$ 85,407	\$ 9,833	\$ 75,906
Total Expenditures	\$ 332,407	\$ 9,833	\$ 271,707
Revenues Less Expenditures	\$ 452,949	\$ (9,742)	\$ 545,721
Bond Payments	(405,915)	0	(411,829)
Balance	\$ 47,034	\$ (9,742)	\$ 133,892
County Appraiser & Tax Collector Fee	(15,678)	0	(7,500)
Discounts For Early Payments	(31,356)	0	(29,133)
Excess/ (Shortfall)	\$ -	\$ (9,742)	\$ 97,259
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ (9,742)	\$ 97,259

Note: Reserve Fund Balances To Be Adjusted On 10/1/26

Bank Balance As Of 9/30/26	\$ 1,344,788.90
Accounts Payable As Of 9/30/26	\$ 12,765.07
Accounts Receivable As Of 9/30/26	\$ 91.49
Reserve For Roadway Improvements As Of 9/30/26	\$ 767,000.00
Reserve For Drainage Improvements As Of 9/30/26	\$ 226,300.00
Available Funds As Of 9/30/26	\$ 338,815.32

Kendall Breeze Community Development District
Check Register
August 2026 - September 2026

Reference #	Date	Vendor	Amount
8-1	08/04/2026	Billing Cochran P.A.	432.50
8-2	08/04/2026	Grau & Associates	3,600.00
8-3	08/04/2026	Kendall Breeze CDD (Assessment Account)	5,712.79
8-4	08/04/2026	Special District Services, Inc.	3,657.26
8-5	08/04/2026	The McClatchy Co	1,336.69
9-1	09/02/2026	Alvarez Engineering, Inc.	3,475.00
9-2	09/02/2026	Billing Cochran P.A.	400.00
9-3	09/02/2026	Special District Services, Inc.	5,904.56
		TOTAL	24,518.80

**KENDALL BREEZE CDD
TAX COLLECTIONS
2025-2026**

#	ID#	PAYMENT FROM	DATE	FOR	Tax Collect Receipts	Interest Received	Commissions Paid	Discount	Net From Tax Collector	Admin Assessment Income (Before Discounts & Fees)	Maint Assessment Income (Before Discounts & Fees)	Debt Assessment Income (Before Discounts & Fees)	Admin Assessment Income (After Discounts & Fees)	Maint Assessment Income (After Discounts & Fees)	Debt Assessment Income (After Discounts & Fees)	Debt Assessment Paid to Trustee
									\$ 783,930	\$ 89,332	\$ 262,774	\$ 431,824	\$ 89,332	\$ 262,774	\$ 431,824	
									\$ 738,322	\$ 85,407	\$ 247,000	\$ 405,915	\$ 85,407	\$ 247,000	\$ 405,915	\$ 405,915
1	1	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 3,531.35		\$ (33.90)	\$ (141.26)	\$ 3,356.19	\$ 402.57	\$ 1,183.71	\$ 1,945.07	\$ 382.60	\$ 1,125.00	\$ 1,848.59	\$ 1,848.59
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 55,426.16		\$ (532.10)	\$ (2,217.03)	\$ 52,677.03	\$ 6,318.58	\$ 18,578.85	\$ 30,528.73	\$ 6,005.18	\$ 17,657.34	\$ 29,014.51	\$ 29,014.51
3	3	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 543,220.97		\$ (5,160.92)	\$ (21,782.70)	\$ 516,277.35	\$ 61,927.19	\$ 182,087.67	\$ 299,206.11	\$ 58,855.61	\$ 173,056.17	\$ 284,365.57	\$ 284,365.57
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 50,049.65		\$ (480.47)	\$ (2,001.99)	\$ 47,567.19	\$ 5,705.66	\$ 16,776.64	\$ 27,567.35	\$ 5,422.66	\$ 15,944.52	\$ 26,200.01	\$ 26,200.01
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 4,634.58		\$ (44.05)	\$ (229.54)	\$ 4,360.99	\$ 528.34	\$ 1,553.51	\$ 2,552.73	\$ 497.15	\$ 1,461.80	\$ 2,402.04	\$ 2,402.04
6	6	Miami-Dade Tax Collector	12/31/25	NAV Taxes	\$ 56,006.60		\$ (538.76)	\$ (2,130.21)	\$ 53,337.63	\$ 6,384.75	\$ 18,773.41	\$ 30,848.44	\$ 6,080.49	\$ 17,878.77	\$ 29,378.37	\$ 29,378.37
7	7	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 10,979.75		\$ (107.60)	\$ (219.59)	\$ 10,652.56	\$ 1,251.69	\$ 3,680.41	\$ 6,047.65	\$ 1,214.40	\$ 3,570.73	\$ 5,867.43	\$ 5,867.43
8	Int -1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 745.23			\$ 745.23	\$ 745.23			\$ 745.23			\$ -
9	8	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 9,911.85		\$ (98.13)	\$ (99.12)	\$ 9,714.60	\$ 1,129.95	\$ 3,322.45	\$ 5,459.45	\$ 1,107.47	\$ 3,256.33	\$ 5,350.80	\$ 5,350.80
10	9	Miami-Dade Tax Collector	01/19/26	NAV Taxes	\$ 10,380.19		\$ (100.70)	\$ (311.39)	\$ 9,968.10	\$ 1,183.34	\$ 3,479.44	\$ 5,717.41	\$ 1,136.36	\$ 3,341.31	\$ 5,490.43	\$ 5,490.43
11	10	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 22,759.32		\$ (227.59)	\$ -	\$ 22,531.73	\$ 2,594.57	\$ 7,628.92	\$ 12,535.83	\$ 2,568.63	\$ 7,552.63	\$ 12,410.47	\$ 12,410.47
12	Int -2	Miami-Dade Tax Collector	04/24/26	Interest		\$ 74.18			\$ 74.18	\$ 74.18			\$ 74.18			\$ -
13	11	Miami-Dade Tax Collector	05/15/26	NAV/Taxes	\$ 6,947.88	\$ 142.92	\$ (70.91)		\$ 7,019.89	\$ 934.98	\$ 2,328.93	\$ 3,826.89	\$ 926.90	\$ 2,305.16	\$ 3,787.83	\$ 3,787.83
14	12	Miami-Dade Tax Collector	06/17/26	NAV/Taxes	\$ 3,332.77	\$ 92.04	\$ (34.24)		\$ 3,390.57	\$ 390.43	\$ 1,147.99	\$ 1,886.39	\$ 386.53	\$ 1,136.51	\$ 1,867.53	\$ 1,867.53
15	13	Miami-Dade Tax Collector	06/26/26	NAV/Taxes	\$ 6,748.10	\$ 303.66	\$ (70.53)	\$ -	\$ 6,981.23	\$ 803.90	\$ 2,363.75	\$ 3,884.11	\$ 795.86	\$ 2,340.11	\$ 3,845.26	\$ 3,845.26
16	Int -3	Miami-Dade Tax Collector	10/02/26	Interest		\$ 91.49			\$ 91.49	\$ 91.49			\$ 91.49			\$ -
17																
					\$ 783,929.17	\$ 1,449.52	\$ (7,499.90)	\$ (29,132.83)	\$ 748,745.96	\$ 90,466.85	\$ 262,905.68	\$ 432,006.16	\$ 86,290.74	\$ 250,626.38	\$ 411,828.84	\$ 411,828.84

Assessment Roll

Admin: \$89,331.69
Maint: \$262,773.63
Debt: \$431,823.85
Total: **\$783,929.17**

Collections

100.00%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 783,929.17	
\$ 1,449.52	\$ 748,745.96
\$ (90,466.85)	\$ (86,290.74)
\$ (262,905.68)	\$ (250,626.38)
\$ (432,006.16)	\$ (411,828.84)
\$ -	\$ -