



**KENDALL BREEZE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
OCTOBER 25, 2018
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 25, 2018
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 23, 2018 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Street Signage Replacement Project Update
 - 2. Street Hump Installation Small Project Update
 - 3. Roads Thermoplastic and DOT Striping Project Update
- H. New Business
 - 1. Consider Resolution No. 2018-05 – Adopting a Fiscal Year 2017/2018 Amended Budget.....Page 5
 - 2. Receive and Accept 2018 Annual Report.....Page 10
- I. Administrative Matters
 - 1. Financial Risk Management Policy Review/Update.....Page 16
 - 2. Financial Update.....Page 17
- J. Additional Board Member/Staff Comments
- K. Adjourn

Miami Daily Business Review

Oct. 12, 2018

Miscellaneous Notices

KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2018-2019 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 25, 2018

January 24, 2019

March 28, 2019

May 30, 2019

August 22, 2019

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

10/12 18-103/0000353166M

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
AUGUST 23, 2018**

A. CALL TO ORDER

Mrs. Perez called the August 23, 2018, Regular Board Meeting of the Kendall Breeze Community Development District to order at 6:09 p.m. in 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 Daily Business Review* on October 10, 2017, as part of the District's Fiscal Year 2017/2018 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

It was determined that the attendance of Chairman Miguel Sanfiel, Vice Chairman Juan Carlos Alvarez and Supervisor Teresa Van Tassel 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 Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, PA

D. ADDITIONS OR DELETIONS TO THE AGENDA.

A discussion regarding speed humps was added as item G-5.

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 24, 2018, Public Hearing & Regular Board Meeting

The minutes of the May 24, 2018, Public Hearing & 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 Alvarez, seconded by Supervisor Van Tassel and unanimously passed approving the minutes of the May 24, 2018, Public Hearing & Regular Board Meeting, as presented.

G. OLD BUSINESS

1. Stormwater Drainage Repair Project Update

Mrs. Perez advised that the Stormwater Drainage Repair Project had been completed.

2. Street Signage Replacement Project Update

Mrs. Perez advised that the Street Signage Replacement Project had been completed and that District management had produced a punch list that was being worked on.

3. Pavement Correction Work Update

Mrs. Perez advised that the Pavement Correction Work had been completed.

4. Roads Thermoplastic and DOT Striping Project Update

Mrs. Perez advised that the Roads Thermoplastic and DOT Striping Project was scheduled to begin September 5, 2018, weather permitting.

5. Speed Hump Installations between SW 121st Terrace and SW 122nd Street at SW 122nd Passage and at SW 123rd Place

A **MOTION** was made by Supervisor Van Tassel, seconded by Vice Chairman Alvarez and passed unanimously authorizing District management to engage and enter into an agreement with a contractor to furnish equipment and materials to install asphalt speed humps and the required signage, as specified by the District Engineer in the provided report and specification sheets, for an amount not to exceed \$5,000; and further authorizing District Management to execute on behalf of the District.

H. NEW BUSINESS

1. Consider Proposals for Additional Street Signage Replacement

Mrs. Perez presented proposals for additional street signage replacement and a discussion ensued.

A **MOTION** was made by Supervisor Van Tassel, seconded by Chairman Sanfiel and passed unanimously approving Proposal No. 20181085 from Southern Asphalt Engineering, Inc., dated August 22, 2018, in an amount not to exceed \$7,730, to furnish and install street signage throughout the District, and further authorizing District management execute on behalf of the District.

I. ADMINISTRATIVE MATTERS.

1. Financial Update

Mrs. Perez presented the financial statement through April 2018, indicating that finances were stable and would cover budgeted expenditures. Available funds as of April 30, 2018, were \$305,154.96.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

There were no additional Board Member or Staff comments.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Chairman Sanfiel, seconded by Vice Chairman Alvarez to adjourn the Regular Board Meeting at 6:201 p.m. The **MOTION** carried unanimously.

ATESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2018-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2017/2018 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 2017/2018 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 25th day of October, 2018.

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 2017/2018
October 1, 2017 - September 30, 2018**

CONTENTS

- 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 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET 10/1/17 - 9/30/18	AMENDED FINAL BUDGET 10/1/17 - 9/30/18	YEAR TO DATE ACTUAL 10/1/17 - 9/29/18
REVENUES			
Administrative Assessments	62,090	62,978	62,978
Maintenance Assessments	86,192	86,192	86,192
Debt Assessments	431,824	431,834	431,834
Other Revenues	0	0	0
Interest Income	720	975	965
Total Revenues	\$ 580,826	\$ 581,979	\$ 581,969
ADMINISTRATIVE EXPENDITURES			
Supervisor Fees	6,000	3,000	3,000
Payroll Taxes - Employer	480	230	230
Management	29,424	29,424	29,424
Secretarial	4,200	4,200	4,200
Legal	8,000	9,200	8,158
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,800	3,800	3,800
Insurance	6,356	5,778	5,778
Legal Advertisements	450	650	418
Miscellaneous	1,000	800	535
Postage	350	190	176
Office Supplies	650	575	525
Dues & Subscriptions	175	175	175
Website Management	1,500	1,500	1,500
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 68,385	\$ 65,522	\$ 63,919
MAINTENANCE EXPENDITURES			
Maintenance/Contingency	15,000	15,000	0
Roadway Improvements/Reserve	50,000	111,278	111,278
Drainage Improvements/Reserve	12,520	12,520	4,850
Engineering/Inspections	3,500	9,000	7,095
TOTAL MAINTENANCE EXPENDITURES	\$ 81,020	\$ 147,798	\$ 123,223
TOTAL EXPENDITURES	\$ 149,405	\$ 213,320	\$ 187,142
REVENUES LESS EXPENDITURES	\$ 431,421	\$ 368,659	\$ 394,827
Bond Payments	(405,915)	(407,915)	(407,915)
Balance	\$ 25,506	\$ (39,256)	\$ (13,088)
County Appraiser & Tax Collector Fee	(11,602)	(5,595)	(5,595)
Discounts For Early Payments	(23,204)	(21,189)	(21,189)
Excess/ (Shortfall)	\$ (9,300)	\$ (66,040)	\$ (39,872)
Carryover From Prior Year	9,300	9,300	0
Net Excess/ (Shortfall)	\$ -	\$ (56,740)	\$ (39,872)

FUND BALANCE AS OF 9/30/17	\$476,870
FY 2017/2018 ACTIVITY	(\$66,040)
RESERVE FUNDS BALANCE AS OF 9/30/18	\$232,000
FUND BALANCE AS OF 9/30/18	\$178,830

Note: Carryover From Prior Year Of \$9,300 was used to reduce Fiscal Year 2017/2018 Assessments.
\$20,000 Of Fund Balance To Be Used To Reduce 2018/2019 Assessments.

AMENDED FINAL BUDGET
KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2017/2018
OCTOBER 1, 2017 - SEPTEMBER 30, 2018

	FISCAL YEAR 2017/2018 BUDGET	AMENDED FINAL BUDGET	YEAR TO DATE ACTUAL
REVENUES	10/1/17 - 9/30/18	10/1/17 - 9/30/18	10/1/17 - 9/29/18
Interest Income	1,000	0	0
NAV Tax Collection	405,915	407,915	407,915
Total Revenues	\$ 406,915	\$ 407,915	\$ 407,915
EXPENDITURES			
Principal Payments	201,250	192,584	192,584
Interest Payments	205,665	210,035	210,035
Total Expenditures	\$ 406,915	\$ 402,619	\$ 402,619
EXCESS/ (SHORTFALL)	\$ -	\$ 5,296	\$ 5,296

FUND BALANCE AS OF 9/30/17	\$789,638
FY 2017/2018 ACTIVITY	\$5,296
FUND BALANCE AS OF 9/30/18	\$794,934

Note*: Reserve Fund Balance = \$429,712. Revenue Fund Balance = \$365,222.
Revenue Fund Balance To Be Used To Make 11/1/2018 Principal & Interest Payment Of \$304,928.
* 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 9/30/18 =	\$4,570,351	

September 11, 2018

Ms. Gloria Perez
District Manager
Kendall Breeze Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2018 Kendall Breeze CDD Report

Dear Ms. Perez:

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To review the insurance carried by the District and amounts set aside for the purpose of paying their premiums.

The District is in Section 13, Township 55S, Range 39E, in Miami-Dade County. It is bounded by SW 122 Avenue on the east, theoretical SW 126 Court Avenue on the west, theoretical SW 126 Street on the south and SW 120 Street on the north. See Exhibit 1 for a graphical representation.

1. Infrastructure Ownership

1.1. Roads

All streets in the District are constructed within an ingress and egress tract which has been reserved by plat for such use and for the installation of public utilities. The plats recorded as "Kendall Breeze" on Plat Book 159, Page 17 on August 16, 2002 and "Kendall Breeze South" on Plat Book 160, Page 67 on September 22, 2003 state that such tracts will be owned and maintained by a Homeowners Association. Public records indicate that the ingress and egress tracts are owned by the Kendall Breeze Homeowners Association, Inc. under Folio Numbers 30-5913-026-4470 and 30-5913-027-3330. The Kendall Breeze Community Development District Engineer's Report of June 28, 2002 states that road improvements within the District are to be maintained by the District. For this purpose, Kendall Breeze Homeowners Association, Inc. and Century Homebuilders, LLC granted easements over the roads to the District. Such easements were recorded in ORB 22961, PG 3323 and ORB 22961, PG 2476 and correspond to the northern portion of the project (Folio Number 30-5913-026-4470). An easement for the southern portion of the project (Folio Number 30-5913-027-3330) by Century Homebuilders, LLC to the District was recorded on December 30, 2005 in ORB 24105, PG 2015 and ORB 24105, PG 2048. These easements were augmented by a five-foot width along all the perimeters, for the

maintenance to include signs. The additional easements were recorded in ORB 25512, PG 2545 and PG 2547, on April 6, 2007.

The offsite roadways improvements within SW 120 Street and SW 122 Avenue were dedicated to Miami-Dade County by plat recorded at PB 159, PG 17.

1.2. Stormwater Management System

The system for the project consists of inlets, manholes, storm pipes and exfiltration trenches that serve to drain the streets and adjacent land. The system is located under the roads described above and is maintained by the District.

1.3. Water Distribution System

The system was conveyed to Miami-Dade County for ownership and maintenance on November 24, 2003, under Agreement ID Nos. 17607, 17791 and 18263.

1.4. Sanitary Sewer System

The system was conveyed to Miami-Dade County (WASD) for ownership and maintenance on November 24, 2003, under Agreement ID Nos. 17607, 17791 and 18263.

2. State, Working Order and Condition of the Infrastructure Currently Owned or Maintained by the District.

Alvarez Engineers, Inc. conducted a field inspection to determine the current state, working order and condition of the infrastructure owned by the District.

2.1. Roads

All the pavement, markings and sidewalk within the District are generally in good working order and condition as shown in the pictures below.



2.2. Stormwater Management System

Except for periodic flooding during extreme storm events at SW 122 Ct, between 122 St and 121 Terr, the drainage system within the community is in good working order and

condition. Cleaning operations were completed in March of 2016. The District is addressing the drainage issue at 122 Ct as mentioned below in Section 5.

2.3. Water Distribution System

The system is generally in good working order and condition. Miami-Dade County should be notified for repairs needed by calling either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



2.4. Sanitary Sewer System

The system is in good working order and condition. Any future issues may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).



3. **Estimated Maintenance Costs for District Owned Infrastructure**

The District currently has an agreement with the Homeowners Association for the HOA to maintain the District's infrastructure.

3.1. General

i. The CDD final 2018-2019 Fiscal Year budget has the following amounts for maintenance expenditures:

1. Maintenance/Contingency:	\$15,000
2. Roadway Improvements/Reserve:	\$60,000
3. Drainage Improvements/Reserve:	\$12,520
4. Engineering/Inspections:	<u>\$ 3,500</u>
5. Total:	\$91,020

Alvarez Engineers finds the District’s final maintenance budget for Fiscal Year 2018/2019 adequate and sufficient.

The maintenance costs provided below for District roads are recommendations which, at the discretion of the Board of Supervisors, can be adopted in either the District budget or in the Homeowners Association budget.

3.2. Roads

Funds will be needed to mill and resurface the roadway pavement in about 15 years. The District Board of Supervisors may decide how to provide for these funds, whether by an annual assessment or at some time in the future. The present costs for milling 1” of asphalt is \$3.09/SY and for placing 1” of asphalt is \$6.70/SY. Therefore, the present costs for milling and resurfacing the roads is estimated to be as follows:

Milling 1”:	88,600 SY x \$3.09/SY = \$273,774
Resurfacing 1”:	88,600 SY x \$6.70/SY = <u>\$593,620</u>
Total	\$867,394

3.3. Stormwater Management System

Cleaning of drainage structures, pipes and French Drains by vacuum should be performed as needed when a drainage problem is reported. To calculate the yearly maintenance cost, it can be assumed that 25% of the drainage structures will require service on a particular year, so that theoretically, the entire system will be cleaned every four years. Therefore, using an estimated cost of \$175 for cleaning one drainage structure, then:

$$172 \text{ Drainage Structures} \times 25\% \times \$175/\text{DS-yr.} = \$7,525/\text{yr}$$

3.4. Water Distribution System

No maintenance costs were estimated since the system is maintained by Miami-Dade County. The County should repair the damage guard post of the fire hydrants.

3.5. Sanitary Sewer System

No maintenance cost was estimated since the system is maintained by Miami-Dade County and is also in good working order and condition.

For more detailed information on the 2019 Fiscal Year Budget please visit the District’s website at the following link:

<http://kendallbreezecdd.org/>

4. Insurance

Alvarez Engineers has reviewed the District's general liability, employment practices liability officials' liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100117041, for the period between October 1, 2017 and October 1, 2018. The District has budgeted sufficient funds to cover the \$5,778 insurance premium.

5. Description of Public Facilities the District is Building, Improving or Expanding

During the Fiscal Year 2017-2018, the District completed the following maintenance actions:

1. Repair of Tree Root Damaged Pavements at various locations.
2. Stormwater Drainage Repair for the area of SW 122nd Court from SW 122nd Street to SW 121st Terrace.
3. Installed asphalt speed humps and required signage, as specified by the District Engineer.
4. Cleaned out three (3) catch basins, jet related lines and removed and reinstall existing baffles at three locations.
5. Restored the striping throughout the community with thermoplastic and FDOT approved paint.
6. Repaired the asphalt at 12572 SW and 126th Avenue and at SW 122nd Street and SW 123rd Court.
7. Installed street signage throughout the District.

The District is not currently considering constructing, improving or expanding Public Infrastructure beyond the maintenance activities described above.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report and public documents available.

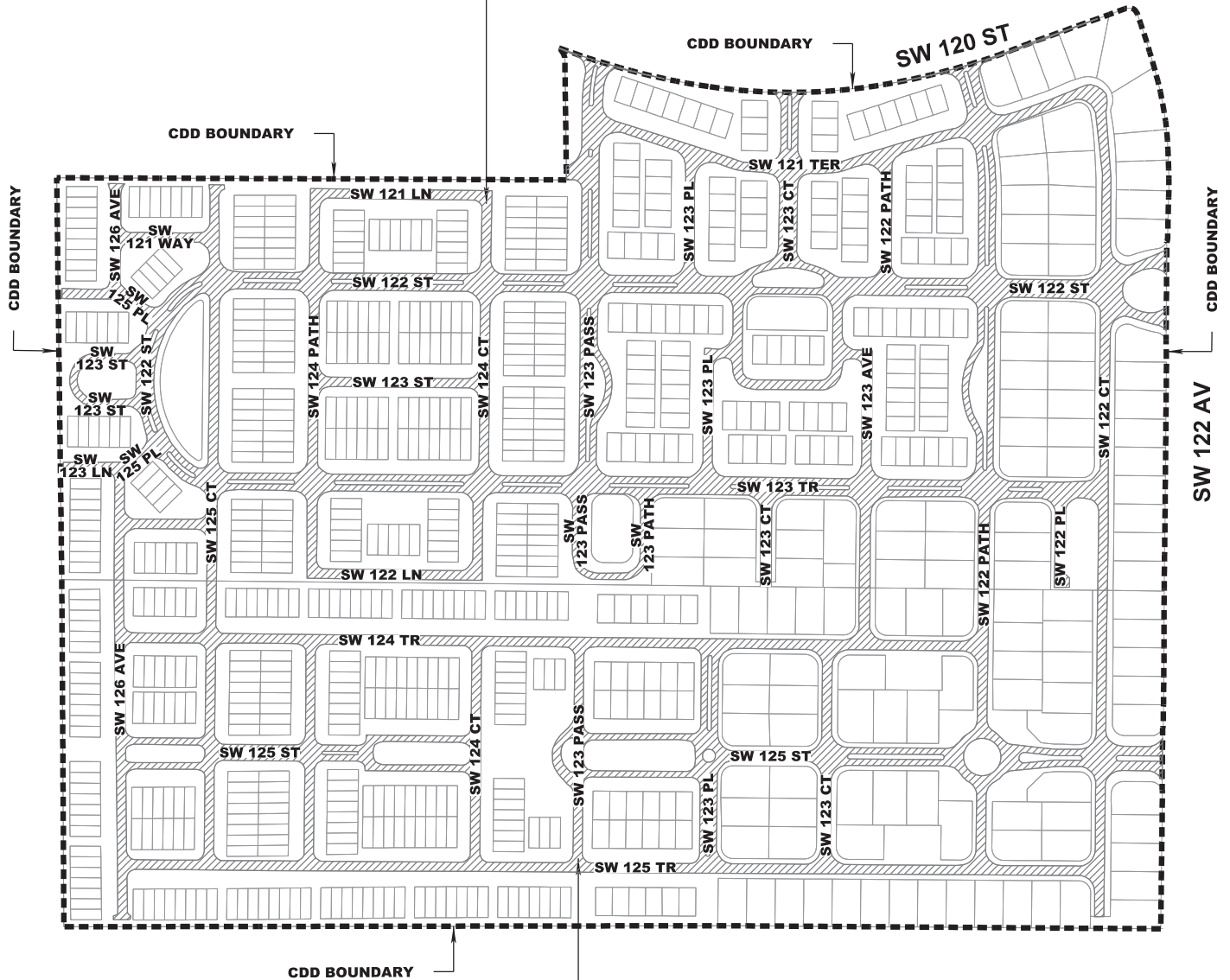
If you have any questions, please do not hesitate to contact me at 305-640-1345 or at Juan.Alvarez@Alvarezeng.com

Sincerely,
Alvarez Engineers, Inc.

Juan R Alvarez  Digitally signed by Juan R Alvarez
Date: 2018.09.11 17:07:42 -04'00'

Juan R. Alvarez, PE
District Engineer
Florida Engineer License No. 38522
Date: September 11, 2018

PARCEL ID: TRACT A KENDALL BREEZE (PB 159, PG 17)
 OWNER: KENDALL BREEZE HOA (QCD ORB 23515, PG 2881)
 ESMT: CDD; ORB 22961, PG 3323; ORB 22961, PG 2476; ORB 25512, PG 2545
 CDD INFRASTRUCTURE: ROADWAYS (INCLUDING 5 FEET WIDTH ALONG ALL THE PERIMETERS TO MAINTAIN SIGNS), DRAINAGE

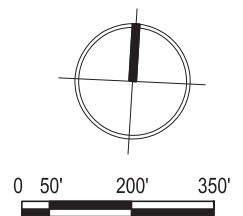


PARCEL ID: TRACT A KENDALL BREEZE SOUTH (PB 160, PG 67)
 OWNER: KENDALL BREEZE HOA (QCD ORB 23515, PG 2880)
 ESMT: CDD; ORB 24105, PG 2015; ORB 24105, PG 2048; ORB 25512, PG 2547
 CDD INFRASTRUCTURE: ROADWAYS (INCLUDING 5 FEET WIDTH ALONG ALL THE PERIMETERS TO MAINTAIN SIGNS), DRAINAGE

LEGEND:
 ESMT: EASEMENT
 HOA: HOME OWNER'S ASSOCIATION
 ORB: OFFICIAL RECORD BOOK
 PB: PLAT BOOK
 PG: PAGE
 QCD: QUIT CLAIM DEED

ALVAREZ ENGINEERS, INC.
KENDALL BREEZE C.D.D.
INFRASTRUCTURE OWNERSHIP

EXHIBIT 1



FINANCIAL RISK MANAGEMENT POLICY

Special District Services, Inc. (“SDS, Inc.”), acting in the capacity of District Manager, as part of good management practices and to satisfy annual audit requirements does implement certain measures and procedures to identify and mitigate financial mismanagement/fraud risks, as follows:

- a. Each month the District’s operating/checking bank account is reconciled by an authorized person who has not deposited funds to, processed expenditures or written checks from, that particular operating/checking account; and
- b. Each expenditure from the District’s operating/checking account requires a minimum of two (2) approvals from authorized staff and/or District officials and the respective approvals are provided by persons other than the preparer of the expenditure(s); and
- c. All financial transactions are logged and maintained by the District Manager for record keeping purposes; and
- d. A designated member of the Board (by an electronic approval procedure) has an opportunity to review the District’s expenditure(s) prior to the payment(s) being released; and
- e. The District engages an independent firm, pursuant to Chapter 218.391, Florida Statutes, to audit the prior year’s financial activities (October 1st through September 30th) from which an independent fiscal year annual audit is prepared; and
- f. Within sixty (60) days of the end of each fiscal year (September 30th) the District’s Board of Supervisors reviews, pursuant to Chapter 189.418(5), Florida Statutes, the prior year’s budget relative to actual revenues and expenditures and adopts by resolution an amended/revised final budget.

Kendall Breeze
Community Development District

**Financial Report For
September 2018**

Kendall Breeze Community Development District
Budget vs. Actual
October 2017 through September 2018

	<u>Oct '17 - Sep 18</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	62,978.16	62,090.00	888.16	101.43%
363.101 · Maint Assessment Income	86,192.05	86,192.00	0.05	100.0%
363.810 · Debt Assessments	431,834.25	431,824.00	10.25	100.0%
363.820 · Debt Assessments-Pd To Trustee	-407,915.00	-405,915.00	-2,000.00	100.49%
363.830 · Assessment Fees	-5,595.34	-11,602.00	6,006.66	48.23%
363.831 · Assessment Discounts	-21,188.91	-23,204.00	2,015.09	91.32%
369.399 · Carryover From Prior Year	0.00	9,300.00	-9,300.00	0.0%
369.401 · Interest Income	965.25	720.00	245.25	134.06%
Total Income	<u>147,270.46</u>	<u>149,405.00</u>	<u>-2,134.54</u>	<u>98.57%</u>
Gross Profit	<u>147,270.46</u>	<u>149,405.00</u>	<u>-2,134.54</u>	<u>98.57%</u>
Expense				
511. · Professional Fees				
511.310 · Engineering	7,095.00	3,500.00	3,595.00	202.71%
511.315 · Legal Fees	8,157.50	8,000.00	157.50	101.97%
511.320 · Audit Fees	3,800.00	3,800.00	0.00	100.0%
Total 511. · Professional Fees	<u>19,052.50</u>	<u>15,300.00</u>	<u>3,752.50</u>	<u>124.53%</u>
511.122 · Payroll tax expense	229.50	480.00	-250.50	47.81%
511.131 · Supervisor Fees	3,000.00	6,000.00	-3,000.00	50.0%
511.305 · Maintenance/Contingency	0.00	15,000.00	-15,000.00	0.0%
511.306 · Roadway Imp/Reserve	111,278.32	50,000.00	61,278.32	222.56%
511.307 · Drainage Improvements/Reserve	4,850.00	12,520.00	-7,670.00	38.74%
511.311 · Management Fees	29,424.00	29,424.00	0.00	100.0%
511.312 · Secretarial Fees	4,200.00	4,200.00	0.00	100.0%
511.318 · Assessment/Tax Roll	6,000.00	6,000.00	0.00	100.0%
511.450 · Insurance	5,778.00	6,356.00	-578.00	90.91%
511.480 · Legal Advertisements	418.58	450.00	-31.42	93.02%
511.512 · Miscellaneous	534.70	1,000.00	-465.30	53.47%
511.513 · Postage and Delivery	176.39	350.00	-173.61	50.4%
511.514 · Office Supplies	525.37	650.00	-124.63	80.83%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,500.00	1,500.00	0.00	100.0%
Total Expense	<u>187,142.36</u>	<u>149,405.00</u>	<u>37,737.36</u>	<u>125.26%</u>
Net Income	<u>-39,871.90</u>	<u>0.00</u>	<u>-39,871.90</u>	<u>100.0%</u>

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
SEPTEMBER 2018**

	Annual Budget 10/1/17 - 9/30/18	Actual Sep-18	Year To Date Actual 10/1/17 - 9/30/18
REVENUES			
Administrative Assessments	62,090	0	62,978
Maintenance Assessments	86,192	0	86,192
Debt Assessments	431,824	0	431,834
Other Revenues	0	0	0
Interest Income	720	0	965
Total Revenues	\$ 580,826	\$ -	\$ 581,969
EXPENDITURES			
Maintenance Expenditures			
Maintenance/Contingency	15,000	0	0
Roadway Improvements/Reserve	50,000	0	111,278
Drainage Improvements/Reserve	12,520	0	4,850
Engineering/Inspections	3,500	0	7,095
Total Maintenance Expenditures	\$ 81,020	\$ -	\$ 123,223
Administrative Expenditures			
Supervisor Fees	6,000	0	3,000
Payroll Taxes (Employer)	480	0	230
Management	29,424	2,452	29,424
Secretarial	4,200	350	4,200
Legal	8,000	0	8,158
Assessment Roll	6,000	6,000	6,000
Audit Fees	3,800	0	3,800
Insurance	6,356	0	5,778
Legal Advertisements	450	0	418
Miscellaneous	1,000	42	535
Postage	350	13	176
Office Supplies	650	50	525
Dues & Subscriptions	175	0	175
Website Management	1,500	125	1,500
Total Administrative Expenditures	\$ 68,385	\$ 9,032	\$ 63,919
Total Expenditures	\$ 149,405	\$ 9,032	\$ 187,142
Revenues Less Expenditures	\$ 431,421	\$ (9,032)	\$ 394,827
Bond Payments	(405,915)	0	(407,915)
Balance	\$ 25,506	\$ (9,032)	\$ (13,088)
County Appraiser & Tax Collector Fee	(11,602)	0	(5,595)
Discounts For Early Payments	(23,204)	0	(21,189)
Excess/ (Shortfall)	\$ (9,300)	\$ (9,032)	\$ (39,872)
Carryover from Prior Year	9,300	0	0
Net Excess/ (Shortfall)	\$ -	\$ (9,032)	\$ (39,872)

Bank Balance As Of 8/31/18	\$ 500,526.77
Funds Received: 9/1/18 - 9/30/18	\$ -
Disbursements: 9/1/18 - 9/30/18	\$ 50,369.15
Bank Balance As Of 9/30/18	\$ 450,157.62
Accounts Payable As Of 9/30/18	\$ 13,159.52
Reserve For Roadway Improvements As Of 9/30/18	\$ 165,000.00
Reserve For Drainage Improvements As Of 9/30/18	\$ 67,000.00
Accounts Receivable As Of 9/30/18	\$ -
Available Funds As Of 9/30/18	\$ 204,998.10

Kendall Breeze Community Development District
Check Register
August 2018 - September 2018

Check Number	Check Date	Vendor	Amount
5391	08/01/2018	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
5392	08/01/2018	Kendall Breeze CDD (Assessment Account)	3,710.00
5393	08/01/2018	Special District Services, Inc.	2,965.51
5394	08/23/2018	Persant Construction Co Inc	65,200.00
PR 08.28.18	08/23/2018	Payroll Processing	51.65
PR 08.28.18	08/23/2018	Payroll Taxes	91.80
PR 08.28.18	08/23/2018	Supervisor Fees	554.10
5395	09/01/2018	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
5396	09/01/2018	Persant Construction Co Inc	3,200.00
5397	09/01/2018	Precise Stripes LLC	3,027.50
5398	09/01/2018	Rooter Sewer Drain Man	4,850.00
5399	09/01/2018	Special District Services, Inc.	3,141.65
5400	09/19/2018	Persant Construction Co Inc	35,750.00
TOTAL			123,342.21

**KENDALL BREEZE CDD
TAX COLLECTIONS
2017-2018**

#	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
									\$ 580,106	\$ 62,090	\$ 86,192	\$ 431,824	\$ 62,090	\$ 86,192	\$ 431,824	
									\$ 545,300	\$ 58,365	\$ 81,020	\$ 405,915	\$ 58,365	\$ 81,020	\$ 405,915	\$ 405,915
1	759	Miami-Dade Tax Collector	11/20/17	NAV Taxes	\$ 2,998.52		\$ (28.41)	\$ (157.41)	\$ 2,812.70	\$ 320.82	\$ 445.60	\$ 2,232.10	\$ 300.90	\$ 418.00	\$ 2,093.80	\$ 2,093.80
2	433	Miami-Dade Tax Collector	11/28/17	NAV Taxes	\$ 13,044.50		\$ (125.22)	\$ (521.81)	\$ 12,397.47	\$ 1,395.80	\$ 1,938.40	\$ 9,710.30	\$ 1,326.62	\$ 1,842.25	\$ 9,228.60	\$ 9,228.60
3	570	Miami-Dade Tax Collector	12/08/17	NAV Taxes	\$ 100,683.78		\$ (966.57)	\$ (4,027.48)	\$ 95,689.73	\$ 10,773.18	\$ 14,961.60	\$ 74,949.00	\$ 10,238.83	\$ 14,219.45	\$ 71,231.45	\$ 71,231.45
4	104	Miami-Dade Tax Collector	12/26/17	NAV Taxes	\$ 358,897.90		\$ (3,445.58)	\$ (14,338.80)	\$ 341,113.52	\$ 38,402.10	\$ 53,332.20	\$ 267,163.60	\$ 36,499.17	\$ 50,689.45	\$ 253,924.90	\$ 253,924.90
5	955	Miami-Dade Tax Collector	01/03/18	NAV Taxes	\$ 39,910.21		\$ (383.74)	\$ (1,536.09)	\$ 37,990.38	\$ 4,270.41	\$ 5,930.65	\$ 29,709.15	\$ 4,064.98	\$ 5,645.35	\$ 28,280.05	\$ 28,280.05
6	645	Miami-Dade Tax Collector	01/10/18	NAV Taxes	\$ 8,010.36		\$ (77.65)	\$ (247.09)	\$ 7,685.62	\$ 857.11	\$ 1,190.35	\$ 5,962.90	\$ 822.37	\$ 1,142.10	\$ 5,721.15	\$ 5,721.15
7	258	Miami-Dade Tax Collector	01/29/18	Interest		\$ 200.06			\$ 200.06	\$ 200.06			\$ 200.06			\$ -
8	501	Miami-Dade Tax Collector	02/08/18	NAV Taxes	\$ 9,577.53		\$ (93.42)	\$ (235.86)	\$ 9,248.25	\$ 1,024.83	\$ 1,423.20	\$ 7,129.50	\$ 989.60	\$ 1,374.25	\$ 6,884.40	\$ 6,884.40
9	254	Miami-Dade Tax Collector	03/08/18	NAV Taxes	\$ 12,195.60		\$ (120.72)	\$ (124.37)	\$ 11,950.51	\$ 1,304.95	\$ 1,812.25	\$ 9,078.40	\$ 1,278.76	\$ 1,775.80	\$ 8,895.95	\$ 8,895.95
10	553	Miami-Dade Tax Collector	04/10/18	NAV Taxes	\$ 16,359.41		\$ (163.59)		\$ 16,195.82	\$ 1,750.46	\$ 2,431.00	\$ 12,177.95	\$ 1,732.97	\$ 2,406.70	\$ 12,056.15	\$ 12,056.15
11	248	Miami-Dade Tax Collector	04/26/18	Interest		\$ 27.32			\$ 27.32	\$ 27.32			\$ 27.32			\$ -
12	826	Miami-Dade Tax Collector	05/11/18	NAV Taxes/Interest	\$ 5,215.53	\$ 62.91	\$ (52.77)		\$ 5,225.67	\$ 620.99	\$ 775.00	\$ 3,882.45	\$ 614.77	\$ 767.25	\$ 3,843.65	\$ 3,843.65
13	473	Miami-Dade Tax Collector	06/08/18	NAV Taxes/Interest	\$ 2,774.81	\$ 83.24	\$ (28.58)		\$ 2,829.47	\$ 380.15	\$ 412.35	\$ 2,065.55	\$ 376.37	\$ 408.20	\$ 2,044.90	\$ 2,044.90
14	881	Miami-Dade Tax Collector	06/22/18	NAV Taxes/Interest (TC)	\$ 10,438.38	\$ 469.74	\$ (109.09)		\$ 10,799.03	\$ 1,595.32	\$ 1,539.45	\$ 7,773.35	\$ 5,564.98	\$ 1,524.05	\$ 3,710.00	\$ 3,710.00
15	566	Miami-Dade Tax Collector	07/31/18	Interest		\$ 54.66			\$ 54.66	\$ 54.66			\$ 54.66			\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
					\$ 580,106.53	\$ 897.93	\$ (5,595.34)	\$ (21,188.91)	\$ 554,220.21	\$ 62,978.16	\$ 86,192.05	\$ 431,834.25	\$ 64,092.36	\$ 82,212.85	\$ 407,915.00	\$ 407,915.00

Total KB Roll = 580,106.53

Note: \$580,106, \$62,090, \$86,192 and \$431,824 are 2017/2018 Budgeted assessments before discounts and fees.

Note: \$545,300, \$58,365, \$81,020 and \$405,915 are 2017/2018 Budgeted assessments after discounts and fees.

\$ 580,106.53	
\$ 897.93	\$ 554,220.21
\$ (62,978.16)	\$ (64,092.36)
\$ (86,192.05)	\$ (82,212.85)
\$ (431,834.25)	\$ (407,915.00)
\$ -	\$ -