



**KENDALL BREEZE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 24, 2016  
6:00 P.M.**

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

[www.kendallbreezecdd.org](http://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. 125<sup>th</sup> Court  
Miami, Florida 33186  
**REGULAR BOARD MEETING**  
March 24, 2016  
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. January 28, 2016 Regular Board Meeting.....Page 2
- G. Old Business
- H. New Business
  - 1. Update on Drainage Cleaning Project
  - 2. Discussion Regarding Roadway Pavement Repair(s) Pending Association Tree Removal
  - 3. Consider Resolution No. 2016-01 – Adopting a Fiscal Year 2016/2017 Proposed Budget.....Page 5
- I. Administrative Matters
  - 1. Financial Update.....Page 12
- J. Additional Board Member/Staff Comments
  - 1. Discussion Regarding Sidewalk Ramps and Accessibility per Rita Rad, Association Property Request.....Page 15
- K. Adjourn

# MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and  
Legal Holidays  
Miami, Miami-Dade County, Florida

STATE OF FLORIDA  
COUNTY OF MIAMI-DADE:

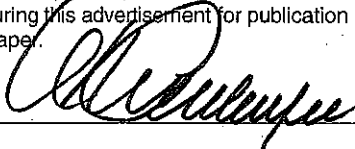
Before the undersigned authority personally appeared O.V. FERBEYRE, who on oath says that he or she is the VICE PRESIDENT, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2015/2016 REGULAR MEETING SCHEDULE

in the XXXX Court,  
was published in said newspaper in the issues of

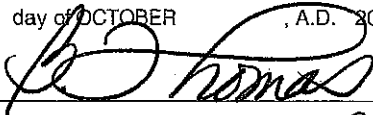
10/09/2015

Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida, each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



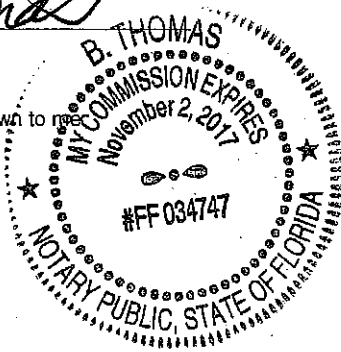
Sworn to and subscribed before me this

09 day of OCTOBER, A.D. 2015



(SEAL)

O.V. FERBEYRE personally known to me



## KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2015/2016 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, 2015  
January 22, 2016  
March 24, 2016  
May 26, 2016  
June 23, 2016  
August 25, 2016  
September 22, 2016

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 by contacting the District Manager at 786-347-2711 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 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](http://www.kendallbreezecdd.org)

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 28, 2016**

**A. CALL TO ORDER**

Mrs. Perez called the January 28, 2016, Regular Board Meeting of the Kendall Breeze Community Development District to order at 6:04 p.m. in the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125<sup>th</sup> 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 9, 2015, as part of the District's Fiscal Year 2015/2016 Regular Meeting Schedule.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairman Brandon Immerman, Vice Chairman Miguel Sanfiel and Supervisors Octavio Perez, Lourdes Ors and Juan Carlos Alvarez 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, P.A. (via telephone).

Also present were Armando Silva of Special District Services, Inc.; and Rita Rad, Kendall Breeze HOA Property Manager.

**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. October 22, 2015, Regular Board Meeting**

The minutes of the October 22, 2015, Regular Board Meeting were presented and the Board was asked if they had any corrections.

There being no corrections, a <b>MOTION</b> was made by Vice Chairman Sanfiel, seconded by Chairman Immerman and unanimously passed to approve the minutes of the October 22, 2015, Regular Board Meeting, as presented.
--

**G. OLD BUSINESS**

There were no Old Business items to come before the Board.

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 28, 2016**

**H. NEW BUSINESS**

**1. Consider Proposals for Drainage Cleaning**

Mrs. Perez advised the Board that drainage cleaning is done every 4 to 5 years, and that it is currently due. Since the District experienced a heavy downpour in December of 2015, which caused flooding in the community, dirt and other debris traveled into the drains. Mrs. Perez was happy to advise that the drains did function, as intended, and that upon inspection 12 to 14 hours later, the flooding had dissipated. Furthermore, she noted that she would like for the Board to approve this item, scheduling it to be before hurricane season. Presented in the meeting booklet were three proposals to clean out all of the drains within the community.

A **MOTION** was made by Vice Chairman Sanfiel, seconded by Chairman Immerman and unanimously passed to approve the proposal presented by AmeriClean Pumping, Inc. in the total amount of \$19,320 for the cleaning of 184 catch basins; and further authorizes District Counsel to draft an agreement and simultaneously authorizes District management to execute said agreement on behalf of the District.

**2. Consider Proposals for Roadway Pavement Repair**

It was noted that the District is experiencing tree root damages, which is mostly concentrated in the northeastern portion of the community where concrete curbs are not typically seen in the transition between the grass or green spaces and the pavement. Upon review, it appears that several large trees are planted near sidewalks and streets causing a red flag for future damages to infrastructure.

Two of the lowest proposals received were provided in the meeting booklet for Board consideration. Property Manager Rita Rad advised that in response to this meeting the Association had a scheduled meeting in which it would be addressing the issue that they are having with regard to invasive trees and the damages being caused by the root systems. The District Board elected to table this item until the Association provides information as to how they will be addressing the trees prior to the District making any corrective work decisions.

**I. ADMINISTRATIVE MATTERS.**

**1. Financial Update**

Mrs. Perez presented in the meeting booklets Financial Reports through December 2015, and Assessment Collections. She noted that available funds as of December 31, 2015, were \$283,953.91.

**J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS**

Ms. Rad asked that the Board consider approving reimbursement to the Association for the post-storm street cleaning which was done in December of 2015.

A **MOTION** was made by Supervisor Perez, seconded by Chairman Immerman and unanimously passed to approve reimbursement to the Kendall Breeze Association for the cleaning of the

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 28, 2016**

community after the heavy rain storm in December 2015, which is not to exceed \$500. The Association is to provide paid invoices and/or back-up for said expense and invoice the District.

**K. ADJOURNMENT**

There being no further business to come before the Board, a **MOTION** was made by Chairman Immerman to adjourn the Regular Board Meeting at 6:50 p.m. There were no objections.

**ATESTED BY:**

\_\_\_\_\_  
**Secretary/Assistant Secretary**

\_\_\_\_\_  
**Chairman/Vice-Chair**

**RESOLUTION NO. 2016-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2016/2017; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Board of Supervisors (“Board”) of the Kendall Breeze Community Development District (“District”) is required by Chapter 190.008, *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

**WHEREAS**, the Proposed Budget including the Assessments for Fiscal Year 2016/2017 has been prepared and considered by the Board.

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

**Section 1.** The Proposed Budget including the Assessments for Fiscal Year 2016/2017 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 26, 2016 at 6:00 p.m. in the Conference Room of the Kendall Breeze Community Clubhouse No. 1 located at 12300 SW 125<sup>th</sup> Court, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2016/2017 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 24<sup>th</sup> day of March, 2016.

**ATTEST:**

**KENDALL BREEZE  
COMMUNITY DEVELOPMENT DISTRICT**

By: \_\_\_\_\_  
Secretary/Assistant Secretary

By: \_\_\_\_\_  
Chairman/Vice Chairman

Kendall Breeze  
Community Development District

**Proposed Budget For  
Fiscal Year 2016/2017  
October 1, 2016 - September 30, 2017**



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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

**PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	<b>FISCAL YEAR 2016/2017 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	62,116
Maintenance Assessments	86,192
Debt Assessments	431,824
Other Revenues	0
Interest Income	540
<b>TOTAL REVENUES</b>	<b>\$ 580,672</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance/Contingency	15,000
Roadway Improvements/Reserve	50,000
Drainage Improvements/Reserve	12,520
Engineering/Inspections	3,500
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 81,020</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	28,824
Secretarial	4,200
Legal	7,000
Assessment Roll	6,000
Audit Fees	3,700
Insurance	6,200
Legal Advertisements	400
Miscellaneous	1,050
Postage	375
Office Supplies	625
Dues & Subscriptions	175
Website Management	1,500
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 66,529</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 147,549</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 433,123</b>
Bond Payments	(405,915)
<b>BALANCE</b>	<b>\$ 27,208</b>
County Appraiser & Tax Collector Fee	(11,603)
Discounts For Early Payments	(23,205)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (7,600)</b>
Carryover From Prior Year	7,600
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/2015 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	62,793	62,135	62,116	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	86,194	86,192	86,192	Expenditures/.94
Debt Assessments	431,824	431,824	431,824	Bond Payments/.94
Other Revenues	72	0	0	
Interest Income	1,362	480	540	Interest Estimated At \$45 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 582,245</b>	<b>\$ 580,631</b>	<b>\$ 580,672</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance/Contingency	0	15,000	15,000	No Change From 2015/2016 Budget
Roadway Improvements/Reserve	14,744	50,000	50,000	No Change From 2015/2016 Budget
Drainage Improvements/Reserve	0	12,520	12,520	No Change From 2015/2016 Budget
Engineering/Inspections	700	3,500	3,500	No Change From 2015/2016 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 15,444</b>	<b>\$ 81,020</b>	<b>\$ 81,020</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,800	6,000	6,000	No Change From 2015/2016 Budget
Payroll Taxes (Employer)	214	480	480	Projected At 8% Of Supervisor Fees
Management	28,416	28,632	28,824	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2015/2016 Budget
Legal	5,897	7,000	7,000	No Change From 2015/2016 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2015/2016 Budget
Audit Fees	3,500	3,500	3,700	Accepted Amount For 2015/2016 Audit
Insurance	5,665	6,400	6,200	2015/2016 Expenditure Was \$5,665
Legal Advertisements	245	400	400	No Change From 2015/2016 Budget
Miscellaneous	428	1,100	1,050	\$50 Decrease From 2015/2016 Budget
Postage	133	375	375	No Change From 2015/2016 Budget
Office Supplies	602	625	625	No Change From 2015/2016 Budget
Dues & Subscriptions	175	175	175	No Change From 2015/2016 Budget
Website Management	0	1,500	1,500	No Change From 2015/2016 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 58,275</b>	<b>\$ 66,387</b>	<b>\$ 66,529</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 73,719</b>	<b>\$ 147,407</b>	<b>\$ 147,549</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 508,526</b>	<b>\$ 433,224</b>	<b>\$ 433,123</b>	
Bond Payments	(407,915)	(405,915)	(405,915)	2017 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ 100,611</b>	<b>\$ 27,309</b>	<b>\$ 27,208</b>	
County Appraiser & Tax Collector Fee	(5,601)	(11,603)	(11,603)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(20,702)	(23,206)	(23,205)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 74,308</b>	<b>\$ (7,500)</b>	<b>\$ (7,600)</b>	
Carryover From Prior Year	0	7,500	7,600	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 74,308</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2016/2017**  
**OCTOBER 1, 2016 - SEPTEMBER 30, 2017**

	FISCAL YEAR 2014/20145 ACTUAL	FISCAL YEAR 2015/2016 BUDGET	FISCAL YEAR 2016/2017 BUDGET	
<b>REVENUES</b>				<b>COMMENTS</b>
Interest Income	0	1,000	1,000	Projected Interest For 2016/2017
NAV Tax Collection	407,915	405,915	405,915	2017 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 407,915</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>EXPENDITURES</b>				
Principal Payments	168,785	183,707	192,584	Principal Payment Due In 2017
Interest Payments	234,365	223,208	214,331	Interest Payments Due In 2017
<b>Total Expenditures</b>	<b>\$ 403,150</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>Excess/Shortfall</b>	<b>\$ 4,765</b>	<b>\$ -</b>	<b>\$ -</b>	

**Series 2007 Refunding Bonds Information**

Original Par Amount =	\$6,161,095	Annual Principal Payments Due =	November 1st
Interest Rate =	4.50%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	March 2007		
Maturity Date =	November 2033		

## Kendall Breeze Community Development District Assessment Comparison

Lot Size		Original Projected Assessment*	Fiscal Year 2013/2014 Assessment*	Fiscal Year 2014/2015 Assessment*	Fiscal Year 2015/2016 Assessment*	Fiscal Year 2016/20167 Projected Assessment*
22	Administrative	\$ -	\$ 80.12	\$ 80.11	\$ 79.97	\$ 79.95
	Maintenance	\$ -	\$ 110.93	\$ 110.93	\$ 110.93	\$ 110.93
	Debt	\$ -	\$ 486.88	\$ 486.88	\$ 486.88	\$ 486.88
	<b>Sub-Total For Lot Size 22</b>	<b>\$ 634.33</b>	<b>\$ 677.93</b>	<b>\$ 677.92</b>	<b>\$ 677.78</b>	<b>\$ 677.76</b>
30	Administrative	\$ -	\$ 80.12	\$ 80.11	\$ 79.97	\$ 79.95
	Maintenance	\$ -	\$ 110.93	\$ 110.93	\$ 110.93	\$ 110.93
	Debt	\$ -	\$ 550.81	\$ 550.81	\$ 550.81	\$ 550.81
	<b>Sub-Total For Lot Size 30</b>	<b>\$ 705.05</b>	<b>\$ 741.86</b>	<b>\$ 741.85</b>	<b>\$ 741.71</b>	<b>\$ 741.69</b>
35	Administrative	\$ -	\$ 80.12	\$ 80.11	\$ 79.97	\$ 79.95
	Maintenance	\$ -	\$ 110.93	\$ 110.93	\$ 110.93	\$ 110.93
	Debt	\$ -	\$ 590.77	\$ 590.77	\$ 590.77	\$ 590.77
	<b>Sub-Total For Lot Size 35</b>	<b>\$ 749.25</b>	<b>\$ 781.82</b>	<b>\$ 781.81</b>	<b>\$ 781.67</b>	<b>\$ 781.65</b>
60	Administrative	\$ -	\$ 80.12	\$ 80.11	\$ 79.97	\$ 79.95
	Maintenance	\$ -	\$ 110.93	\$ 110.93	\$ 110.93	\$ 110.93
	Debt	\$ -	\$ 790.55	\$ 790.55	\$ 790.55	\$ 790.55
	<b>Sub-Total For Lot Size 60</b>	<b>\$ 970.25</b>	<b>\$ 981.60</b>	<b>\$ 981.59</b>	<b>\$ 981.45</b>	<b>\$ 981.43</b>

\* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Community Information:

Twenty Two Foot Lots	478
Thirty Foot Lots	73
Thirty Five Foot Lots	99
<u>Sixty Five Foot Homes</u>	<u>127</u>
Total Units	777

**Kendall Breeze CDD**  
**Budget vs. Actual**  
**October 2015 through February 2016**

	<u>Oct '15 - Feb 16</u>	<u>Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessment Income	55,929.89	62,135.00	-6,205.11	90.01%
363.101 · Maint Assessment Income	77,518.88	86,192.00	-8,673.12	89.94%
363.810 · Debt Assessments	389,269.82	431,824.00	-42,554.18	90.15%
363.820 · Debt Assessments-Pd To Trustee	-370,223.35	-405,915.00	35,691.65	91.21%
363.830 · Assessment Fees	-5,021.51	-11,603.00	6,581.49	43.28%
363.831 · Assessment Discounts	-20,541.36	-23,206.00	2,664.64	88.52%
369.399 · Carryover From Prior Year	0.00	7,500.00	-7,500.00	0.0%
369.401 · Interest Income	269.23	480.00	-210.77	56.09%
<b>Total Income</b>	<u>127,201.60</u>	<u>147,407.00</u>	<u>-20,205.40</u>	<u>86.29%</u>
<b>Gross Profit</b>	127,201.60	147,407.00	-20,205.40	86.29%
<b>Expense</b>				
<b>511. · Professional Fees</b>				
511.310 · Engineering	127.50	3,500.00	-3,372.50	3.64%
511.315 · Legal Fees	2,498.20	7,000.00	-4,501.80	35.69%
511.320 · Audit Fees	1,000.00	3,500.00	-2,500.00	28.57%
<b>Total 511. · Professional Fees</b>	<u>3,625.70</u>	<u>14,000.00</u>	<u>-10,374.30</u>	<u>25.9%</u>
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	0.00	15,000.00	-15,000.00	0.0%
511.306 · Roadway Imp/Reserve	0.00	62,520.00	-62,520.00	0.0%
511.311 · Management Fees	11,930.00	28,632.00	-16,702.00	41.67%
511.312 · Secretarial Fees	1,750.00	4,200.00	-2,450.00	41.67%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	5,665.00	6,400.00	-735.00	88.52%
511.480 · Legal Advertisements	190.73	400.00	-209.27	47.68%
511.512 · Miscellaneous	248.68	1,100.00	-851.32	22.61%
511.513 · Postage and Delivery	40.99	375.00	-334.01	10.93%
511.514 · Office Supplies	251.55	625.00	-373.45	40.25%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	625.00	1,500.00	-875.00	41.67%
<b>Total Expense</b>	<u>26,440.35</u>	<u>147,407.00</u>	<u>-120,966.65</u>	<u>17.94%</u>
<b>Net Income</b>	<u><u>100,761.25</u></u>	<u><u>0.00</u></u>	<u><u>100,761.25</u></u>	<u><u>100.0%</u></u>

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2016**

	Annual Budget 10/1/15 - 9/30/16	Actual Feb-16	Year To Date Actual 10/1/15 - 2/29/16
<b>REVENUES</b>			
Administrative Assessments	62,135	1,095	55,930
Maintenance Assessments	86,192	1,484	77,519
Debt Assessments	431,824	6,756	389,270
Other Revenues	0	0	0
Interest Income	480	0	269
<b>Total Revenues</b>	<b>\$ 580,631</b>	<b>\$ 9,335</b>	<b>\$ 522,988</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Maintenance/Contingency	15,000	0	0
Roadway Improvements/Reserve	62,520	0	0
Engineering/Inspections	3,500	0	127
<b>Total Maintenance Expenditures</b>	<b>\$ 81,020</b>	<b>\$ -</b>	<b>\$ 127</b>
<b>Administrative Expenditures</b>			
Supervisor Fees	6,000	800	1,800
Payroll Taxes - Employer	480	61	138
Management	28,632	2,386	11,930
Secretarial	4,200	350	1,750
Legal	7,000	0	2,498
Assessment Roll	6,000	0	0
Audit Fees	3,500	1,000	1,000
Insurance	6,400	0	5,665
Legal Advertisements	400	0	191
Miscellaneous	1,100	156	249
Postage	375	24	41
Office Supplies	625	137	252
Dues & Subscriptions	175	0	175
Website Management	1,500	125	625
<b>Total Administrative Expenditures</b>	<b>\$ 66,387</b>	<b>\$ 5,039</b>	<b>\$ 26,314</b>
<b>Total Expenditures</b>	<b>\$ 147,407</b>	<b>\$ 5,039</b>	<b>\$ 26,441</b>
<b>Revenues Less Expenditures</b>	<b>\$ 433,224</b>	<b>\$ 4,296</b>	<b>\$ 496,547</b>
Bond Payments	(405,915)	(6,542)	(370,223)
<b>Balance</b>	<b>\$ 27,309</b>	<b>\$ (2,246)</b>	<b>\$ 126,324</b>
County Appraiser & Tax Collector Fee	(11,603)	(91)	(5,022)
Discounts For Early Payments	(23,206)	(203)	(20,541)
<b>Excess/ (Shortfall)</b>	<b>\$ (7,500)</b>	<b>\$ (2,540)</b>	<b>\$ 100,761</b>
Carryover from Prior Year	7,500	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (2,540)</b>	<b>\$ 100,761</b>

<b>Bank Balance As Of 1/31/16</b>	<b>\$ 541,666.26</b>
<b>Funds Received: 2/1/16 - 2/29/16</b>	<b>\$ 9,040.41</b>
<b>Disbursements: 2/1/16 - 2/29/16</b>	<b>\$ 48,848.30</b>
<b>Bank Balance As Of 2/29/16</b>	<b>\$ 501,858.37</b>
<b>Accounts Payable As Of 2/29/16</b>	<b>\$ 11,553.03</b>
<b>Reserve Funds As Of 2/29/16</b>	<b>\$ 210,000.00</b>
<b>Accounts Receivable As Of 2/29/16</b>	<b>\$ -</b>
<b>Available Funds As Of 2/29/16</b>	<b>\$ 280,305.34</b>

**KENDALL BREEZE CDD  
TAX COLLECTIONS  
2015-2016**

#	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
									\$ 580,151	\$ 62,135	\$ 86,192	\$ 431,824	\$ 62,135	\$ 86,192	\$ 431,824	
									\$ 545,342	\$ 58,407	\$ 81,020	\$ 405,915	\$ 58,407	\$ 81,020	\$ 405,915	\$ 405,915
1	42	Miami-Dade Tax Collector	11/20/15	NAV Taxes	\$ 20,807.97		\$ (199.42)	\$ (867.01)	\$ 19,741.54	\$ 2,276.17	\$ 3,157.50	\$ 15,374.30	\$ 2,161.49	\$ 2,998.35	\$ 14,581.70	\$ 14,581.70
2	7	Miami-Dade Tax Collector	12/02/15	NAV Taxes	\$ 108,528.15		\$ (1,041.94)	\$ (4,334.40)	\$ 103,151.81	\$ 11,775.35	\$ 16,334.10	\$ 80,418.70	\$ 11,192.21	\$ 15,524.95	\$ 76,434.65	\$ 76,434.65
3	573	Miami-Dade Tax Collector	12/08/15	NAV Taxes/Interest	\$ 198.44	\$ 20.84	\$ (2.19)		\$ 217.09	\$ 42.08	\$ 29.50	\$ 147.70	\$ 41.69	\$ 29.20	\$ 146.20	\$ 146.20
4	780	Miami-Dade Tax Collector	12/09/15	NAV Taxes	\$ 321,243.11		\$ (3,083.92)	\$ (12,849.85)	\$ 305,309.34	\$ 34,067.22	\$ 47,256.18	\$ 239,919.71	\$ 32,377.39	\$ 44,912.30	\$ 228,019.65	\$ 228,019.65
5	939	Miami-Dade Tax Collector	12/22/15	NAV Taxes	\$ 44,048.63		\$ (423.34)	\$ (1,715.89)	\$ 41,909.40	\$ 4,718.23	\$ 6,544.87	\$ 32,785.53	\$ 4,490.85	\$ 6,226.70	\$ 31,191.85	\$ 31,191.85
6	423	Miami-Dade Tax Collector	12/28/15	NAV Taxes	\$ 4,976.33		\$ (48.11)	\$ (164.57)	\$ 4,763.65	\$ 579.60	\$ 804.00	\$ 3,592.73	\$ 554.55	\$ 769.70	\$ 3,439.40	\$ 3,439.40
7	524	Miami-Dade Tax Collector	01/08/16	NAV Taxes	\$ 13,560.79		\$ (131.54)	\$ (406.77)	\$ 13,022.48	\$ 1,376.19	\$ 1,908.95	\$ 10,275.65	\$ 1,321.58	\$ 1,833.20	\$ 9,867.70	\$ 9,867.70
8	933	Miami-Dade Tax Collector	02/04/16	Interest		\$ 25.59			\$ 25.59	\$ 25.59			\$ 25.59			\$ -
9	251	Miami-Dade Tax Collector	02/08/16	NAV Taxes	\$ 9,308.74		\$ (91.05)	\$ (202.87)	\$ 9,014.82	\$ 1,069.46	\$ 1,483.78	\$ 6,755.50	\$ 1,035.67	\$ 1,436.95	\$ 6,542.20	\$ 6,542.20
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
19									\$ -							\$ -
20									\$ -							\$ -
21									\$ -							\$ -
					\$ 522,672.16	\$ 46.43	\$ (5,021.51)	\$ (20,541.36)	\$ 497,155.72	\$ 55,929.89	\$ 77,518.88	\$ 389,269.82	\$ 53,201.02	\$ 73,731.35	\$ 370,223.35	\$ 370,223.35

Note: \$580,151, \$62,135, \$86,192 and \$431,824 are 2015/2016 Budgeted assessments before discounts and fees.  
Note: \$545,342, \$58,407, \$81,020 and \$405,915 are 2015/2016 Budgeted assessments after discounts and fees.

\$ 522,672.16	
\$ 46.43	
\$ (55,929.89)	\$ (53,201.02)
\$ (77,518.88)	\$ (73,731.35)
\$ (389,269.82)	\$ (370,223.35)
\$ -	\$ -



**From:** Juan R. Alvarez [<mailto:Juan.Alvarez@AlvarezEng.com>]  
**Sent:** Friday, March 11, 2016 5:48 PM  
**To:** Gloria Perez <[gperez@sdsinc.org](mailto:gperez@sdsinc.org)>  
**Cc:** Julian Romero <[JRomero@sdsinc.org](mailto:JRomero@sdsinc.org)>; Armando Silva <[asilva@sdsinc.org](mailto:asilva@sdsinc.org)>  
**Subject:** RE: Kendall Breeze Sidewalks

Gloria,

The Kendall Breeze sidewalks or pedestrian ramps do not belong to the CDD; they belong to the Kendall Breeze Homeowners Association, and are located within Folio # 30-5913-026-4470.

The CDD owns the asphalt roads from edge of pavement to edge of pavement, as well as the adjacent traffic signs.

If the pedestrian ramps are deficient, the HOA may want to create an inventory of the ramps and identify which do not meet ADA requirements for correction. Attached are details (seven pages) showing pedestrian ramp criteria used by the Department of Transportation for comparison.

Please let me know if you have any questions.

Thank you

Juan R. Alvarez, PE  
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