



**KENDALL BREEZE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MAY 28, 2020  
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**  
**REGULAR BOARD MEETING**

May 28, 2020

6:00 p.m.

**TO JOIN BY URL FOR VIDEO ACCESS AT:**

<https://us02web.zoom.us/j/84349097292?pwd=Rkw3eGIZcnM1aE55Qzgxa0JaRVlkdz09>

**MEETING ID: 843 4909 7292**

**OR TO JOIN BY PHONE FOR TELEPHONIC ACCESS AT:**

**DIAL: 1-888-204-5984; PASSCODE: 2799168**

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Consider Board Member Resignation.....Page 3
- D. Establish Quorum
- E. Additions or Deletions to Agenda
- F. Comments from the Public for Items Not on the Agenda
- G. Approval of Minutes
  - 1. January 23, 2020 Regular Board Meeting.....Page 4
- H. Old Business
- I. New Business
  - 1. Discussion Regarding District Engineer Design for Calming Devices and Markings Leading to Stop Signs at the Intersection of SW 123<sup>rd</sup> Pass & SW 122<sup>nd</sup> Street.....Page 8
  - 2. Consider Proposal for Traffic Calming Devices and Markings leading to the Intersection of SW 123<sup>rd</sup> Pass & SW 122<sup>nd</sup> St (*Distributed Separately*)
  - 3. Discuss Miami-Dade County Police Department Off Duty Police Officer Services
  - 4. Consider Resolution No. 2020-01 – Adopting a Fiscal Year 2020/2021 Proposed Budget.....Page 10
  - 5. Consider Approval of Agreement for the Access to Certain Exempt Information Maintained by the Miami-Dade County Property Appraiser.....Page 17
- J. Administrative Matters
  - 1. Financial Update.....Page 21
  - 2. Discussion Regarding the General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2020, through Noon, Friday, June 12, 2020
  - 3. Reminder of Statement of Financial Interests Disclosure 2019 Form 1, Filing Deadline: July 1, 2020
- K. Additional Board Member/Staff Comments
- L. Adjourn

## Miami Daily Business Review

May 21, 2020

Miscellaneous Notices

### NOTICE OF KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS' REGULAR BOARD MEETING

NOTICE IS HEREBY GIVEN that the Kendall Breeze Community Development District (the "District") will hold a regular meeting (the "Meeting") of its Board of Supervisors (the "Board") on May 28, 2020, at 6:00 p.m. to be conducted by telephonic and video conferencing communications media technology pursuant to Executive Orders 20-52, 20-69, and 20-112 issued by Governor DeSantis on March 9, 2020, March 20, 2020, and April 29, 2020, respectively, and pursuant to Section 120.54(5)(b)2., Florida Statutes. The Meeting is being held for the necessary public purpose of considering the Fiscal Year 2020/2021 Proposed Budget and agenda items related to the District. At such time the Board is so authorized and may consider any business that may properly come before it.

While it is necessary to hold the Meeting utilizing communications media technology due to the current COVID-19 public health emergency, the District fully encourages public participation in a safe and efficient manner. Participants may attend the Meeting by accessing the District's website, [www.kendallbreezecdd.org](http://www.kendallbreezecdd.org) and clicking on the meeting link you will find on the homepage, or utilizing the following login information:

Join by URL for VIDEO ACCESS at:

Join Zoom Meeting

<https://us02web.zoom.us/j/84349097292?pwd=Rkw3eGIZcnM1aE55Qzgxa0JaRVlkdz09>

Meeting ID: 843 4909 7292

Call In Number: 1 929 436 2866 US (EST)

A copy of the agenda for the Meeting may be obtained at the offices of the District Manager, c/o Special District Services, Inc., at (561) 630-4922 or [gperez@sdsinc.org](mailto:gperez@sdsinc.org) (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

As indicated above, this Meeting will be conducted by media communications technology. Anyone requiring assistance in order to obtain access to the telephonic, video conferencing, or other communications media technology being utilized to conduct this Meeting should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. Similarly, any person requiring or that otherwise may need

assistance accessing or participating in this Meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager's Office at least forty-eight (48) hours in advance so that arrangements may be made.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager

KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT

[www.kendallbreezecdd.org](http://www.kendallbreezecdd.org)

5/21 20-22/0000470779M

Feb. 04, 2020

Board of Supervisors  
Kendall Breeze Community Development District  
c/o Special District Services, Inc.,  
8785 SW 165<sup>th</sup> Avenue  
Suite 200  
Miami, FL 33193

**RE: Resignation**

Dear Board of Supervisors,

Please be advised that I Juan Carlos Alvarez am resigning my position as Supervisor of the Board (Board Member) and Officer holding Seat #5 of the **Kendall Breeze Community Development District** Board of Supervisors effective March 9, 2020.

Sincerely,



Name Juan Alvarez  
Address 12394 S.W. 122 Rth  
Miami, FL 33186  
Phone 305-216-8124  
Email jcalvarez10@bellsouth.net

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
JANUARY 23, 2020**

**A. CALL TO ORDER**

Mrs. Perez called the January 23, 2020, 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 14, 2019, as part of the District's Fiscal Year 2019/2020 Regular Meeting Schedule, as legally required.

**C. ESTABLISH A QUORUM**

It was determined that the attendance of Chairperson Teresa Van Tassel and Supervisors Octavio Perez, Lourdes Ors and Michael Tauben 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.; General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, PA.; and District Engineer Juan Alvarez of Alvarez Engineers, Inc.

**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 24, 2019, Regular Board Meeting**

The minutes of the October 24, 2019, Regular Board Meeting were presented, and the Board was asked if they had any comments or corrections.

There being no corrections, a <b>MOTION</b> was made by Supervisor Perez, seconded by Supervisor Van Tassel and unanimously passed approving the minutes of the October 24, 2019, Regular Board Meeting, as presented.
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**G. OLD BUSINESS**

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

Supervisor Juan Carlos Alvarez arrived at approximately 6:09 p.m.

**H. NEW BUSINESS**

**1. Discuss Preliminary Pricing for Traffic Circle Installation at the Intersection of SW 123<sup>rd</sup> Passage and SW 122<sup>nd</sup> Street**

Mrs. Perez provided pricing, as directed by the Board, for traffic circle installation at the intersection of SW 123rd Passage & SW 122nd Street. She noted that the numbers were off of preliminary specifications provided by the District Engineer and were not final bid set plans. This was done for the purpose of gathering estimated project costs.

Contractor	Scope of Work - <i>TRAFFIC CIRCLE</i>	Estimated Cost
Persant Construction	Contractors propose construction of round about in accordance with preliminary specifications and quantities provided by District Engineer. (Please note these are not final costs; permit, engineering, contingency, etc not included).	\$119,833.01
ATC Engineering		\$98,787.78

A lengthy discussion ensued followed by a brief presentation made by the District Engineer who recommended a traffic study (*which can cost between \$10,000 and \$12,000*) to determine the problem areas. Supervisor Alvarez stated that the District had already conducted a traffic study years ago, which resulted in no problem areas and that it also confirmed that the District would not be able to be closed off.

District management was advised to take no further action on this matter.

**2. Discussion Regarding Speed Hump and Calming Device Options**

Presented in the meeting book and via handout were proposals for the replacement of speed humps and the installation of asphalt rumbles to serve as speed calming devices.

Contractor	Scope of Work - <i>SPEED HUMPS</i>	Estimated Cost
Persant Construction	Contractors propose demolition of existing speed humps/tables and construction of new humps in accordance with "SPEED HUMP PLANS".	\$32,568.64
ATC Engineering		\$16,386.00

Contractor	Scope of Work - <i>ASPHALT RUMBLES</i>	Estimated Cost
Persant Construction	Contractors propose construction of asphalt rumbles. One set in front of each hump, four sets before stop sign. Asphalt strips to be painted in white thermo.	\$17,600.00
ATC Engineering		\$23,530.00

All of the items were reviewed and a discussion ensued, following by directing District management to take no further action regarding this matter.

**3. Discussion Regarding Speed Display System for SW 122<sup>nd</sup> Street**

Contractor	Scope of Work - <i>SPEED DISPLAYS</i>	Estimated Cost
Radarsign	Supply of two (2) SPEED DISPLAY systems to alert vehicular traffic of current speed.	\$8,876.00
All Traffic Solutions	NOTE: Installation cost to be determined.	\$6,666.00

Product items mentioned below are important to point out should the Board be decide to move forward with one of the presented options;

**AllTraffic Solutions**

3 year warranty

No posts included

Wi-Fi included for first 12 months followed by a \$500 renewal per sign/per year. This provides full remote connectivity and management of the sign.

**Radarsign**

2 year warranty

Safety in A Box Turn Key Bundle (concrete form kit, post, breakaway, etc.), signs will be supported by better posts.

Connectivity up to 300 ft. from the signs. Provides full management of the signs from said distance.

Wi-Fi/Cellular connectivity at an additional \$400 per sign for the 12 month subscription.

The District Engineer reviewed the options with the Board and recommended same. Both Supervisors Tauben and Perez expressed their displeasure for this option, which resulted in a discussion amongst the Board Members and the public.

District management was directed to take no further action regarding this matter.

**4. Discussion Regarding District Engineer Recommendations/Detail Leading to Stop Signs at Intersection of SW 123<sup>rd</sup> Passage and SW 122<sup>nd</sup> Street**

*Supervisor Juan Carlos Alvarez excused himself from the meeting at approximately 6:43 p.m.*

Several options were discussed leading up to the stop signs at the intersection of SW 123<sup>rd</sup> Passage and SW 122<sup>nd</sup> Street. The District Engineer was asked to provide markings and/or traffic calming devices, if applicable.

**5. Discussion Regarding Miami-Dade County Police Department Services and Recommendations Pertaining to Traffic Violations within the District**

Mrs. Perez advised that she had contacted the police department regarding speeding and the stops signs not being obeyed by the residents and general public; specifically at the intersection of SW 123<sup>rd</sup> Passage and SW 122<sup>nd</sup> Street. Mrs. Perez noted that the Miami-Dade Police Department had agreed to provide



traffic detail at no cost to the District. They also provided the cost for an off duty police officer to enforce traffic citations, as necessary. A lengthy discussion ensued and all parties agreed that police enforcement would be the best solution at this time. Several suggested date and time options were discussed and Ms. Wald explained that the District may not be able to select specific dates and times due to the availability of the off duty staffing schedules.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Van Tassel and passed unanimously directing District management to engage/retain the Miami-Dade Police Department off duty police officer services for traffic detail with preferences as described by the Board in an amount not to exceed \$2,700 for a month's services.

## **6. District Engineer Status Update and/or Anticipated Completion Date for New Turnpike Ramp**

District Engineer, Juan Alvarez provided an update and the anticipated completion date, which is spring of 2020.

### **I. ADMINISTRATIVE MATTERS.**

#### **1. Financial Update**

Mrs. Perez presented the financial statements through December 2019, indicating that finances were stable and would cover anticipated budgeted expenditures. Available funds as of December 31, 2019, were \$300,661.64.

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

### **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 Supervisor Van Tassel, seconded by Supervisor Perez to adjourn the Regular Board Meeting at 7:13 p.m. The **MOTION** carried unanimously.

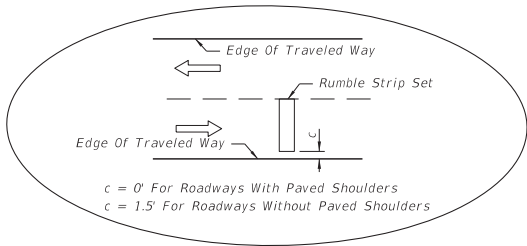
**ATESTED BY:**

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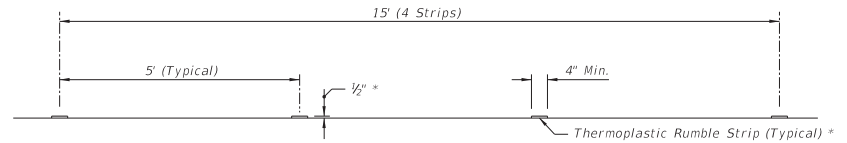
**Secretary/Assistant Secretary**

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**Chairman/Vice-Chair**



INSET A



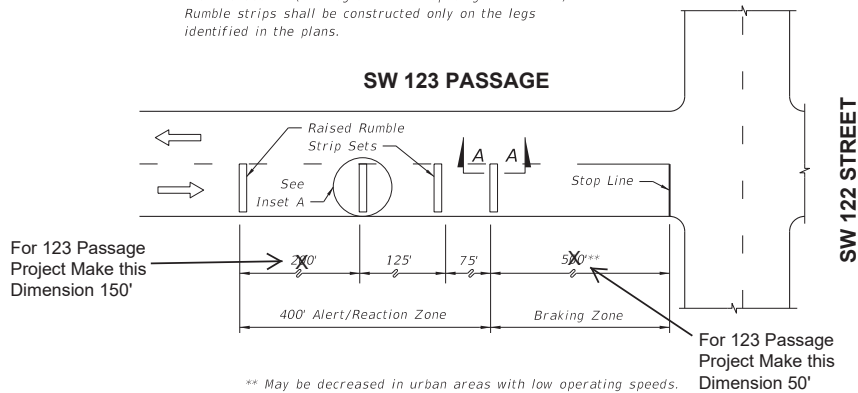
\* Use multiple applications to achieve desired  $\frac{1}{2}''$  thickness  
 Note: Intersection thermoplastic rumble strip sets shall be white.

THERMOPLASTIC SET

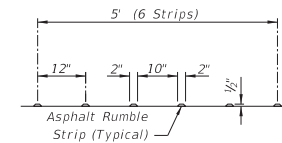
**For This Project Do Not Use Thermoplastic Set  
 Use Asphalt Set Instead**

Note: Rumble strips may be required for one or more legs of the intersection (one leg shown for spacing information). Rumble strips shall be constructed only on the legs identified in the plans.

**SW 123 PASSAGE**



PLAN



ASPHALT SET

SECTION AA FOR THERMOPLASTIC AND ASPHALT RUMBLE STRIP SETS

**Use Asphalt Set for This Project**

NOTE:

Raised rumble strips are to be constructed in accordance with Section 546 of the Specifications.

**Alvarez Engineers, Inc.**  
 May 21, 2020

RAISED RUMBLE STRIPS AT INTERSECTIONS

**Project: Raised Rumble Strips at  
 Kendall Breeze CDD on SW 123  
 Passage at SW 122 Street**

12/23/2015 9:22:13 AM

LAST REVISION 07/01/14	DESCRIPTION:	FDOT FY 2016-17 DESIGN STANDARDS	RAISED RUMBLE STRIPS	INDEX NO. 517	SHEET NO. 1 of 1
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**From:** Juan R. Alvarez [mailto:Juan.Alvarez@AlvarezEng.com]  
**Sent:** Wednesday, May 20, 2020 2:48 PM  
**To:** Gloria Perez <gperez@sdsinc.org>  
**Cc:** Julian Romero <JRomero@sdsinc.org>  
**Subject:** RE: KB Request for Traffic Markings and Calming Devices

Gloria:  
See picture enclosed. The picture shows one set of rumble strips (there are six rumble strips in each set).  
Our project will have four six-rumble sets separated as shown in the plans.  
Thank you



**Juan R. Alvarez, P.E.**

(305) 640-1345

[Juan.Alvarez@alvarezeng.com](mailto:Juan.Alvarez@alvarezeng.com)

**RESOLUTION NO. 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2020/2021; 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 2020/2021 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 2020/2021 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for July 30, 2020 at 6:00 p.m. in the Kendall Breeze Clubhouse No. 1, 12300 S.W. 125<sup>th</sup> Court, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2020/2021 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 28<sup>th</sup> day of May, 2020.

**ATTEST:**

**KENDALL BREEZE  
COMMUNITY DEVELOPMENT DISTRICT**

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

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

Kendall Breeze  
Community Development District

**Proposed Budget For  
Fiscal Year 2020/2021  
October 1, 2020 - September 30, 2021**

# CONTENTS

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

**PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	<b>FISCAL YEAR 2020/2021 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	49,847
Maintenance Assessments	98,319
Debt Assessments	431,824
Other Revenues	0
Interest Income	840
<b>TOTAL REVENUES</b>	<b>\$ 580,830</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance/Contingency	10,000
Roadway Improvements/Reserve	60,000
Drainage Improvements/Reserve	12,520
Traffic Enforcement - Off-Duty Police	5,400
Engineering/Inspections	4,500
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 92,420</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	31,296
Secretarial	4,200
Legal	8,000
Assessment Roll	6,000
Audit Fees	3,500
Insurance	6,000
Legal Advertisements	450
Miscellaneous	1,000
Postage	275
Office Supplies	650
Dues & Subscriptions	175
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 70,026</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 162,446</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 418,384</b>
Bond Payments	(405,915)
<b>BALANCE</b>	<b>\$ 12,469</b>
County Appraiser & Tax Collector Fee	(11,599)
Discounts For Early Payments	(23,200)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (22,330)</b>
Carryover From Prior Year	22,330
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2017/2018 ACTUAL	FISCAL YEAR 2019/2020 BUDGET	FISCAL YEAR 2020/2021 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	62,978	51,352	49,847	Expenditures Less Interest & Carryover/.94
Maintenance Assessments	86,192	96,830	98,319	Expenditures/.94
Debt Assessments	431,834	431,824	431,824	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	1,024	840	840	Interest Estimated At \$70 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 582,028</b>	<b>\$ 580,846</b>	<b>\$ 580,830</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance/Contingency	0	15,000	10,000	Maintenance/Contingency
Roadway Improvements/Reserve	108,078	60,000	60,000	No Change From 2019/2020 Budget
Drainage Improvements/Reserve	4,850	12,520	12,520	No Change From 2019/2020 Budget
Traffic Enforcement - Off-Duty Police	0	0	5,400	Bi-Annual Service
Engineering/Inspections	7,095	3,500	4,500	\$1,000 Increase From 2019/2020 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 120,023</b>	<b>\$ 91,020</b>	<b>\$ 92,420</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	3,000	6,000	6,000	No Change From 2019/2020 Budget
Payroll Taxes (Employer)	230	480	480	Projected At 8% Of Supervisor Fees
Management	29,424	30,600	31,296	CPI Adjustment
Secretarial	4,200	4,200	4,200	No Change From 2019/2020 Budget
Legal	8,557	8,000	8,000	No Change From 2019/2020 Budget
Assessment Roll	6,000	6,000	6,000	No Change From 2019/2020 Budget
Audit Fees	3,800	4,000	3,500	Accepted Amount For 2019/2020 Audit
Insurance	5,778	6,356	6,000	Insurance Company Estimate
Legal Advertisements	419	450	450	No Change From 2019/2020 Budget
Miscellaneous	535	1,000	1,000	No Change From 2019/2020 Budget
Postage	176	300	275	\$25 Decrease From 2019/2020 Budget
Office Supplies	525	650	650	No Change From 2019/2020 Budget
Dues & Subscriptions	175	175	175	No Change From 2019/2020 Budget
Website Management	1,500	2,000	2,000	No Change From 2019/2020 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 64,319</b>	<b>\$ 70,211</b>	<b>\$ 70,026</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 184,342</b>	<b>\$ 161,231</b>	<b>\$ 162,446</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 397,686</b>	<b>\$ 419,615</b>	<b>\$ 418,384</b>	
Bond Payments	(407,915)	(405,915)	(405,915)	2021 P & I Payments Less Earned Interest
<b>BALANCE</b>	<b>\$ (10,229)</b>	<b>\$ 13,700</b>	<b>\$ 12,469</b>	
County Appraiser & Tax Collector Fee	(5,595)	(11,600)	(11,599)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(21,189)	(23,200)	(23,200)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (37,013)</b>	<b>\$ (21,100)</b>	<b>\$ (22,330)</b>	
Carryover From Prior Year	0	21,100	22,330	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ (37,013)</b>	<b>\$ -</b>	<b>\$ -</b>	



**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2020/2021**  
**OCTOBER 1, 2020 - SEPTEMBER 30, 2021**

	FISCAL YEAR 2018/2019	FISCAL YEAR 2019/2020	FISCAL YEAR 2020/2021	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	1,000	1,000	Projected Interest For 2020/2021
NAV Tax Collection	407,915	405,915	405,915	2021 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	201,250	219,257	229,636	Principal Payment Due In 2021
Interest Payments	201,175	187,658	177,279	Interest Payments Due In 2021
<b>Total Expenditures</b>	<b>\$ 402,425</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>Excess/Shortfall</b>	<b>\$ 5,490</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		

Par Amount As Of 1/1/20 = \$4,158,795

## Kendall Breeze Community Development District Assessment Comparison

Lot Size		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2017/2018	2018/2019	2019/2020	2020/2021
		<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
22	Administrative	\$ 79.91	\$ 66.12	\$ 66.10	\$ 64.16
	Maintenance	\$ 110.93	\$ 124.62	\$ 124.62	\$ 126.54
	<u>Debt</u>	\$ 486.88	\$ 486.88	\$ 486.88	\$ 486.88
	<b>Sub-Total For Lot Size 22</b>	<b>\$ 677.72</b>	<b>\$ 677.62</b>	<b>\$ 677.60</b>	<b>\$ 677.58</b>
30	Administrative	\$ 79.91	\$ 66.12	\$ 66.10	\$ 64.16
	Maintenance	\$ 110.93	\$ 124.62	\$ 124.62	\$ 126.54
	<u>Debt</u>	\$ 550.81	\$ 550.81	\$ 550.81	\$ 550.81
	<b>Sub-Total For Lot Size 30</b>	<b>\$ 741.65</b>	<b>\$ 741.55</b>	<b>\$ 741.53</b>	<b>\$ 741.51</b>
35	Administrative	\$ 79.91	\$ 66.12	\$ 66.10	\$ 64.16
	Maintenance	\$ 110.93	\$ 124.62	\$ 124.62	\$ 126.54
	<u>Debt</u>	\$ 590.77	\$ 590.77	\$ 590.77	\$ 590.77
	<b>Sub-Total For Lot Size 35</b>	<b>\$ 781.61</b>	<b>\$ 781.51</b>	<b>\$ 781.49</b>	<b>\$ 781.47</b>
60	Administrative	\$ 79.91	\$ 66.12	\$ 66.10	\$ 64.16
	Maintenance	\$ 110.93	\$ 124.62	\$ 124.62	\$ 126.54
	<u>Debt</u>	\$ 790.55	\$ 790.55	\$ 790.55	\$ 790.55
	<b>Sub-Total For Lot Size 60</b>	<b>\$ 981.39</b>	<b>\$ 981.29</b>	<b>\$ 981.27</b>	<b>\$ 981.25</b>

\* Assessments Include the Following :

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

Community Information:

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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

**AGREEMENT FOR ACCESS TO CERTAIN EXEMPT INFORMATION MAINTAINED  
BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER**

THIS AGREEMENT TO ACCESS CERTAIN EXEMPT INFORMATION MAINTAINED BY THE MIAMI-DADE COUNTY PROPERTY APPRAISER (**AGREEMENT**), made and entered into this 28<sup>th</sup> day of May, 2020, by and between the KENDALL BREEZE **Community Development District** (hereinafter referred to as the “**CDD**”) and the **MIAMI-DADE COUNTY PROPERTY APPRAISER**, (hereinafter referred as the “**Property Appraiser**”).

**WITNESSETH**

**WHEREAS**, the CDD is an independent special purpose unit of local government that helps plan, finance, construct, operate and maintain infrastructure and services for the benefit of its residents,

**WHEREAS**, the CDD may finance infrastructure and services by levying ad valorem taxes or non-ad valorem assessments,

**WHEREAS**, the CDD has requested access to certain records maintained by the Property Appraiser relating to specific property owners, including name, home addresses, telephone numbers, dates of birth, and photographs, which are exempt from public disclosure under section 119.071 of the Florida Statutes (“**Exempt Information**”),

**WHEREAS**, under section 119.071 of the Florida Statutes, “home addresses” includes the physical address, mailing address, street address, parcel identification number, plot identification number, legal property description, neighborhood name and lot number, GPS coordinates, and any other descriptive property information that may reveal the home address,

**WHEREAS**, the CDD shall only request Exempt Information when there is a statutory or official need for the Exempt Information,

**WHEREAS**, the CDD shall take full responsibility for protecting all Exempt Information provided pursuant to this agreement in accordance with Florida law,

**NOW, THEREFORE**, in consideration of the covenants herein provided, the CDD and the Property Appraiser agree as follows:

1. The foregoing recitals are incorporated herein.
2. Before the CDD requests any Exempt Information from the Property Appraiser, the CDD shall establish sufficient safeguards to ensure that Exempt Information will not be disclosed, whether intentionally or inadvertently, by the CDD or any of its agents or employees, except as authorized by Florida law.
3. The CDD shall only use Exempt Information to fulfill the official administration, duties, and responsibilities of the CDD and such Exempt Information may not be disclosed or shared for any other purpose other than as prescribed by Florida law.

4. When in receipt of Exempt Information from the Property Appraiser, the CDD acknowledges that its employees, successors, and authorized agents are subject to the same requirements exempting such records from public disclosure and the same penalties for violation of those requirements as the Property Appraiser. The CDD accepts full responsibility for the actions of its employees, successors, and authorized agents with regards to the Exempt Information, unless otherwise provided by Florida law and subject to the limitations of section 768.28, Florida Statutes, to the extent applicable.
5. To the extent allowed by, and subject to the limitations of, section 768.28 of the Florida Statutes, if applicable, the CDD does hereby agree to indemnify and hold the Property Appraiser, its officials, employees, and instrumentalities, harmless from any and all liability for any damage, injury, or claim that may arise by virtue of the Property Appraiser's disclosure of the Exempt Information to the CDD, or the exercise of any rights, obligations or actions under this Agreement, including, but not limited to, the CDD's failure to maintain the Exempt Information in accordance with Florida law.
6. The undersigned further agrees that these conditions shall be deemed a continuing obligation between the CDD and the Property Appraiser and shall remain in full force and effect and be binding on the CDD, and any permitted successors or assigns.
7. In the event that the CDD requests any third party to assume any of its responsibilities as it relates to the Exempt Information or this Agreement, the CDD must require the third party to agree in writing that it is subject to, and must comply with, all terms of this Agreement and that it must protect the Exempt Information from disclosure. Such agreement by the third party must be signed before the CDD allows the third party to access any Exempt Information. The CDD acknowledges that such assumption by a third party shall not relieve the CDD from any obligations or responsibilities hereunder. Any failure by any third party shall not subject the Property Appraiser to any liability for any damage, injury, or claim that may arise. A failure of the CDD to comply with this section shall be a breach of this Agreement and therefore a termination of the Agreement without the notice requirement in section 9.
8. Nothing in this Agreement, expressed or implied, is intended to: (a) confer upon any entity or person other than the parties and any permitted successors or assigns, any rights or remedies under or by reason of the Agreement as a third party beneficiary or otherwise except as specifically provided in this Agreement; or (b) authorize anyone not a party to this Agreement to maintain an action pursuant to or based upon this Agreement. Additionally, nothing herein shall be deemed to constitute a waiver of any rights under section 768.28 of the Florida Statutes, or as a waiver of the Property Appraiser's sovereign rights.
9. Either party to this Agreement may terminate the Agreement with seven (7) days' written notice to the other party. The CDD's obligation to protect the Exempt Information from disclosure shall remain in full force and effect following the termination of the Agreement.
10. The language agreed to herein expresses the mutual intent and agreement of the Property Appraiser and the CDD, and shall not, as a matter of judicial construction, be construed more severely against one of the parties from the other.

11. Any notices to be given hereunder shall be in writing and shall be deemed to have been given if sent by hand delivery, recognized overnight courier (e.g., Federal Express), or by written certified U.S. mail, with return receipt requested, addressed to the party for whom it is intended, at the place specified. The method of delivery shall be consistent among all of the persons listed herein. For the present, the CDD and Property Appraiser designate the following as the respective places for notice purposes:

Community Development District: Kendall Breeze CDD  
C/o Special District Services, Inc.  
2501A Burns Rd.  
Palm Beach Gardens, FL 33410  
Attn: Jeff Walker

With a Copy to: District Counsel  
Billing, Cochran, Lyles, Mauro & Ramsey, P.A.  
515 East Las Olas Blvd., Sixth Floor  
Fort Lauderdale, Florida 33301  
Attn: Dennis E. Lyles, Esq.

Property Appraiser: Miami-Dade County  
Office of the Property Appraiser  
111 Northwest First Street, Suite 710  
Miami, Florida 33128

With a Copy to: Miami-Dade County Attorney’s Office  
111 Northwest First Street, Suite 2810  
Miami, Florida 33128

**IN WITNESS WHEREOF**, the Kendall Breeze Community Development District has caused this instrument to be executed by its respective officials thereunto duly authorized, this the day and year above written.

**KENDALL BREEZE  
COMMUNITY DEVELOPMENT  
DISTRICT**

ATTEST:

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

By: \_\_\_\_\_  
Chairperson

APPROVED AS TO LEGAL FORM  
AND CORRECTNESS:

\_\_\_\_\_  
CDD Attorney

**MIAMI-DADE COUNTY PROPERTY APPRAISER**

ATTEST:

By: \_\_\_\_\_  
Property Appraiser/ Designee                      Date

Kendall Breeze  
Community Development District

**Financial Report For  
April 2020**

# Kendall Breeze Community Development District

## Budget vs. Actual

October 2019 through April 2020

	<u>Oct '19 - Apr 20</u>	<u>19/20 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessment Income	49,649.81	51,352.00	-1,702.19	96.69%
363.101 · Maint Assessment Income	93,010.35	96,830.00	-3,819.65	96.06%
363.810 · Debt Assessments	414,788.60	431,824.00	-17,035.40	96.06%
363.820 · Debt Assessments-Pd To Trustee	-394,949.45	-405,915.00	10,965.55	97.3%
363.830 · Assessment Fees	-5,358.35	-11,600.00	6,241.65	46.19%
363.831 · Assessment Discounts	-21,289.23	-23,200.00	1,910.77	91.76%
369.399 · Carryover From Prior Year	0.00	21,100.00	-21,100.00	0.0%
369.401 · Interest Income	521.37	840.00	-318.63	62.07%
<b>Total Income</b>	<u>136,373.10</u>	<u>161,231.00</u>	<u>-24,857.90</u>	<u>84.58%</u>
<b>Gross Profit</b>	136,373.10	161,231.00	-24,857.90	84.58%
<b>Expense</b>				
511. · Professional Fees				
511.310 · Engineering	6,277.58	3,500.00	2,777.58	179.36%
511.315 · Legal Fees	4,772.00	8,000.00	-3,228.00	59.65%
511.320 · Audit Fees	3,400.00	4,000.00	-600.00	85.0%
<b>Total 511. · Professional Fees</b>	<u>14,449.58</u>	<u>15,500.00</u>	<u>-1,050.42</u>	<u>93.22%</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	950.00	15,000.00	-14,050.00	6.33%
511.306 · Roadway Imp/Reserve	0.00	60,000.00	-60,000.00	0.0%
511.307 · Drainage Improvements/Reserve	0.00	12,520.00	-12,520.00	0.0%
511.308 · Traffic Enforcement - Off-Duty Police	2,628.00	0.00	2,628.00	100.0%
511.311 · Management Fees	17,850.00	30,600.00	-12,750.00	58.33%
511.312 · Secretarial Fees	2,450.00	4,200.00	-1,750.00	58.33%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	5,251.00	6,356.00	-1,105.00	82.62%
511.480 · Legal Advertisements	103.68	450.00	-346.32	23.04%
511.512 · Miscellaneous	319.20	1,000.00	-680.80	31.92%
511.513 · Postage and Delivery	97.87	300.00	-202.13	32.62%
511.514 · Office Supplies	212.80	650.00	-437.20	32.74%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	1,166.62	2,000.00	-833.38	58.33%
<b>Total Expense</b>	<u>47,591.45</u>	<u>161,231.00</u>	<u>-113,639.55</u>	<u>29.52%</u>
<b>Net Income</b>	<u><u>88,781.65</u></u>	<u><u>0.00</u></u>	<u><u>88,781.65</u></u>	<u><u>100.0%</u></u>



**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
APRIL 2020**

	Annual Budget 10/1/19 - 9/30/20	Actual Apr-20	Year To Date Actual 10/1/19 - 4/30/20
<b>REVENUES</b>			
Administrative Assessments	51,352	926	49,650
Maintenance Assessments	96,830	1,694	93,010
Debt Assessments	431,824	7,553	414,789
Other Revenues	0	0	0
Interest Income	840	103	521
<b>Total Revenues</b>	<b>\$ 580,846</b>	<b>\$ 10,276</b>	<b>\$ 557,970</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Maintenance/Contingency	15,000	0	950
Roadway Improvements/Reserve	60,000	0	0
Drainage Improvements/Reserve	12,520	0	0
Traffic Enforcement - Off-Duty Police	0	0	2,628
Engineering/Inspections	3,500	0	6,278
<b>Total Maintenance Expenditures</b>	<b>\$ 91,020</b>	<b>\$ -</b>	<b>\$ 9,856</b>
<b>Administrative Expenditures</b>			
Supervisor Fees	6,000	0	1,800
Payroll Taxes (Employer)	480	0	137
Management	30,600	2,550	17,850
Secretarial	4,200	350	2,450
Legal	8,000	0	4,772
Assessment Roll	6,000	0	0
Audit Fees	4,000	2,400	3,400
Insurance	6,356	0	5,251
Legal Advertisements	450	0	104
Miscellaneous	1,000	7	320
Postage	300	4	98
Office Supplies	650	4	212
Dues & Subscriptions	175	0	175
Website Management	2,000	167	1,167
<b>Total Administrative Expenditures</b>	<b>\$ 70,211</b>	<b>\$ 5,482</b>	<b>\$ 37,736</b>
<b>Total Expenditures</b>	<b>\$ 161,231</b>	<b>\$ 5,482</b>	<b>\$ 47,592</b>
<b>Revenues Less Expenditures</b>	<b>\$ 419,615</b>	<b>\$ 4,794</b>	<b>\$ 510,378</b>
Bond Payments	(405,915)	(7,472)	(394,949)
<b>Balance</b>	<b>\$ 13,700</b>	<b>\$ (2,678)</b>	<b>\$ 115,429</b>
County Appraiser & Tax Collector Fee	(11,600)	(101)	(5,358)
Discounts For Early Payments	(23,200)	(8)	(21,289)
<b>Excess/ (Shortfall)</b>	<b>\$ (21,100)</b>	<b>\$ (2,787)</b>	<b>\$ 88,782</b>
Carryover from Prior Year	21,100	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ (2,787)</b>	<b>\$ 88,782</b>

Bank Balance As Of 3/31/20	\$ 577,583.32
Funds Received: 4/1/20 - 4/30/20	\$ 10,063.21
Disbursements: 4/1/20 - 4/30/20	\$ 12,309.14
Bank Balance As Of 4/30/20	\$ 575,337.39
Accounts Payable As Of 4/30/20	\$ 13,494.08
Reserve For Roadway Improvements As Of 4/30/20	\$ 200,000.00
Reserve For Drainage Improvements As Of 4/30/20	\$ 67,000.00
Accounts Receivable As Of 4/30/20	\$ -
Available Funds As Of 4/30/20	\$ 294,843.31

**Kendall Breeze Community Development District**  
**Check Register**  
**January 2020 to April 2020**

#	Date	Vendor	Amount
1-1	01/13/2020	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
1-2	01/13/2020	Kendall Breeze CDD (Assessment Account)	27,157.30
1-3	01/13/2020	Special District Services, Inc.	3,113.35
2-1	02/05/2020	Special District Services, Inc.	3,095.28
2-2	02/05/2020	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
2-3	02/05/2020	Kendall Breeze CDD (Assessment Account)	348,274.20
2-4	02/19/2020	Miami-Dade Police Department	2,628.00
3-1	03/03/2020	Alvarez Engineering, Inc.	2,532.50
3-2	03/03/2020	Special District Services, Inc.	3,237.64
3-3	03/03/2020	Kendall Breeze CDD (Assessment Account)	5,592.15
4-1	04/02/2020	Grau & Associates	1,000.00
4-2	04/02/2020	Kendall Breeze CDD (Assessment Account)	6,454.20
4-3	04/02/2020	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
4-4	04/02/2020	Special District Services, Inc.	3,115.44
4-5	04/02/2020	Billing, Cochran, Lyles, Mauro, & Ramsey	1,339.50
<b>TOTAL</b>			<b>408,739.56</b>

**KENDALL BREEZE CDD  
TAX COLLECTIONS  
2019-2020**

#	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
									\$ 580,006	\$ 51,352	\$ 96,830	\$ 431,824	\$ 51,352	\$ 96,830	\$ 431,824	
					\$ 545,206				\$ 48,271	\$ 91,020	\$ 405,915	\$ 48,271	\$ 91,020	\$ 405,915	\$ 405,915	
1	444	Miami-Dade Tax Collector	11/22/19	NAV Taxes	\$ 38,411.18		\$ (368.45)	\$ (1,566.37)	\$ 36,476.36	\$ 3,400.78	\$ 6,412.65	\$ 28,597.75	\$ 3,229.46	\$ 6,089.60	\$ 27,157.30	\$ 27,157.30
2	256	Miami-Dade Tax Collector	12/03/19	NAV Taxes	\$ 18,760.36		\$ (180.10)	\$ (750.33)	\$ 17,829.93	\$ 1,660.96	\$ 3,132.00	\$ 13,967.40	\$ 1,578.58	\$ 2,976.60	\$ 13,274.75	\$ 13,274.75
3	927	Miami-Dade Tax Collector	12/10/19	NAV Taxes	\$ 417,093.95		\$ (4,004.11)	\$ (16,682.47)	\$ 396,407.37	\$ 36,928.25	\$ 69,632.55	\$ 310,533.15	\$ 35,096.72	\$ 66,178.95	\$ 295,131.70	\$ 295,131.70
4	229	Miami-Dade Tax Collector	12/23/19	NAV Taxes	\$ 36,312.70		\$ (349.13)	\$ (1,400.93)	\$ 34,562.64	\$ 3,215.00	\$ 6,062.30	\$ 27,035.40	\$ 3,060.04	\$ 5,770.10	\$ 25,732.50	\$ 25,732.50
5	918	Miami-Dade Tax Collector	01/10/20	NAV Taxes	\$ 19,799.85		\$ (191.77)	\$ (622.41)	\$ 18,985.67	\$ 1,752.95	\$ 3,305.55	\$ 14,741.35	\$ 1,680.82	\$ 3,169.60	\$ 14,135.25	\$ 14,135.25
6	773	Miami-Dade Tax Collector	01/30/20	Interest		\$ 296.06			\$ 296.06	\$ 296.06			\$ 296.06			\$ -
7	716	Miami-Dade Tax Collector	02/10/20	NAV Taxes	\$ 7,749.28		\$ (75.86)	\$ (162.39)	\$ 7,511.03	\$ 686.08	\$ 1,293.70	\$ 5,769.50	\$ 664.98	\$ 1,253.90	\$ 5,592.15	\$ 5,592.15
8	404	Miami-Dade Tax Collector	03/09/20	NAV Taxes	\$ 8,852.98		\$ (87.56)	\$ (96.51)	\$ 8,668.91	\$ 783.78	\$ 1,478.00	\$ 6,591.20	\$ 767.46	\$ 1,447.25	\$ 6,454.20	\$ 6,454.20
9	573	Miami-Dade Tax Collector	04/10/20	NAV Taxes	\$ 10,144.59		\$ (101.37)	\$ (7.82)	\$ 10,035.40	\$ 898.14	\$ 1,693.60	\$ 7,552.85	\$ 888.45	\$ 1,675.35	\$ 7,471.60	\$ 7,471.60
10	708	Miami-Dade Tax Collector	04/24/20	Interest		\$ 27.81			\$ 27.81	\$ 27.81			\$ 27.81			\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
18									\$ -							\$ -
					\$ 557,124.89	\$ 323.87	\$ (5,358.35)	\$ (21,289.23)	\$ 530,801.18	\$ 49,649.81	\$ 93,010.35	\$ 414,788.60	\$ 47,290.38	\$ 88,561.35	\$ 394,949.45	\$ 394,949.45

Total KB Roll = 580,013.29

Note: \$580,006, \$51,352, \$96,830 and \$431,824 are 2019/2020 Budgeted assessments before discounts and fees.

Note: \$545,206, \$48,271, \$91,020 and \$405,915 are 2019/2020 Budgeted assessments after discounts and fees.

\$ 557,124.89	
\$ 323.87	\$ 530,801.18
\$ (49,649.81)	\$ (47,290.38)
\$ (93,010.35)	\$ (88,561.35)
\$ (414,788.60)	\$ (394,949.45)
\$ -	\$ -