



**KENDALL BREEZE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
APRIL 25, 2024
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
April 25, 2024
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. October 26, 2023 Regular Board Meeting Minutes.....Page 2
- G. New Business
 - 1. Consider Resolution No. 2024-01 – Approving a Proposed Budget for FY 2024/2025.....Page 5
 - 2. Consider Approval of Storm Drainage Cleaning Proposals.....Page 12
 - 3. Update Regarding the Requested Miami-Dade County “No Thru Traffic” Signage
 - 4. Update on Miami-Dade County Police Services
- H. Old Business
- I. Administrative Matters
 - 1. Financial Report.....Page 19
 - 2. District Counsel’s Memorandum Regarding Required Ethics Training and Financial Disclosure.....Page 24
 - 3. Reminder of the 2023 Form 1 – Statement of Financial Interests Due by July 1, 2024
 - 4. Announce the 2024 General Election and Candidate Qualifying Period - Noon, Monday, June 10, 2024 through Noon, Friday, June 14, 2024
- J. Additional Board Member/Staff Comments
- K. Adjourn

MIAMI-DADE

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, of 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 2023/2024 REGULAR MEETING SCHEDULE

in the XXXX Court,
was published in a newspaper by print in the issues of Miami
Daily Business Review f/k/a Miami Review on

10/13/2023

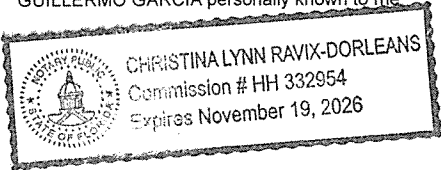
Affiant further says that the newspaper complies with all
legal requirements for publication in chapter 50, Florida
Statutes.

Guillermo Garcia

Sworn to and subscribed before me this
13 day of OCTOBER, A.D. 2023

Christina Lynn Ravix-Dorleans

(SEAL)
GUILLERMO GARCIA personally known to me



**KENDALL BREEZE COMMUNITY
DEVELOPMENT DISTRICT
FISCAL YEAR 2023/2024
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 26, 2023
- January 25, 2024
- April 25, 2024
- June 27, 2024
- September 26, 2024

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
10/13

23-68/0000688547M

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
OCTOBER 26, 2023**

A. CALL TO ORDER

Mrs. Perez called the October 26, 2023, Regular Board Meeting of the Kendall Breeze Community Development District (the “District”) to order at 6:01 p.m. at the Kendall Breeze Clubhouse No. 1, located at 12300 SW 125th Court, Miami, Florida 33186.

B. PROOF OF PUBLICATION

Proof of publication was presented that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 13, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Meeting Schedule, as legally required.

C. ESTABLISH A QUORUM

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

Staff in attendance were: District Manager Gloria Perez of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, PA.

Also present was Javier Parada, the 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. May 25, 2023, Public Hearing & Regular Board Meeting

The minutes of the May 25, 2023, 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 Perez, seconded by Supervisor Suarez Tauben and unanimously passed approving the minutes of the May 25, 2023, Public Hearing & Regular Board Meeting, as presented. |
|--|

G. NEW BUSINESS

1. Consider Resolution No. 2023-04 – Adopting a Fiscal Year 2022/2023 Amended Budget

Mrs. Perez presented Resolution No. 2023-04, entitled:

RESOLUTION NO. 2023-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2022/2023 BUDGET (“AMENDED BUDGET”), PURSUANT TO CHAPTER 189, FLORIDA STATUTES; AND PROVIDING AN EFFECTIVE DATE.

Mrs. Perez explained, as done every year for administrative and statutory requirements, within 60 days of any given fiscal year end, the Board adopts a revised/amended budget for said year. The fiscal year ended on September 30, 2023. This is the reason it is administrative in nature (past year’s budget for past year’s expenses) and will serve as the Board’s final approval/ratification of the District’s expenditures for the past fiscal year.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Van Tassel and unanimously passed adopting Resolution No. 2023-04, adopting a Fiscal Year 2022/2023 Amended Budget.

H. OLD BUSINESS

1. Update on Police Services

Presented in the meeting materials and according to the Miami-Dade Police Department’s most recent communication, the new hourly rate for an Off-Duty Officer is now \$72.75, which represents an increase of 3.5% over the \$70.25 per hour that paid in the past.

Mrs. Perez advised the Board that between August 8th and September 1st, 2023, Off Duty Police Services were rendered for Traffic Enforcement at Kendall Breeze CDD roads for a total of 30 hours.

According to the logs completed by the Police Officers providing these services, on September 1st, Officer Aldana issued a total of 3 citations. The other Officers who provided services filled out the log time section but did not fill in the number of citations issued. I have instructed Mr. Galves to add a note on future logs emphasizing the importance for the District to know the number of citations and will also send an email to the Miami Dade Police Department emphasizing this request.

I. ADMINISTRATIVE MATTERS

1. Financial Update

Mrs. Perez presented the financial statement and indicated that finances were stable and would cover anticipated expenditures. She also noted that available funds as of September 30, 2023, were \$231,534.31.

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

Supervisor Van Tassel was happy to report that there was no flooding during the recent heavy rains.

2. 2022 Form 1 – Statement of Financial Interests

Mrs. Perez advised that all the Board Members had filed their 2022 Form 1 – Statement of Financial Interests.

3. District Counsel – 2023 Florida Legislative Session

Ms. Wald presented the 2023 Florida Legislative Session Memorandum and briefly went over it.

4. District Counsel – 2023 Required Ethics Training

Ms. Wald advised of the newly required 4 hours of ethics training annually. She will provide additional information regarding this item at a later date.

J. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

Roland Gallor asked several questions and advised that he would be forwarding to District management a records request for information.

Mr. Parada provided an update on the pending asphalt repairs, advising that the project was anticipated to begin early next year.

K. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Van Tassel, seconded by Supervisor Perez adjourning the Regular Board Meeting at 6:27 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2024/2025; 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 2024/2025 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 2024/2025 attached hereto as Exhibit “A” is approved and adopted.

Section 2. A Public Hearing is hereby scheduled for June 27, 2024 at 6:00 p.m. in the Kendall Breeze Clubhouse No. 1, 12300 S.W. 125th Court, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2024/2025 Budget.

PASSED, ADOPTED and EFFECTIVE this 25th day of April, 2024.

ATTEST:

**KENDALL BREEZE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairman/Vice Chairman

Kendall Breeze
Community Development District

**Proposed Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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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 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2024/2025 BUDGET |
|--|---|
| REVENUES | |
| Administrative Assessments | 89,538 |
| Maintenance Assessments | 262,766 |
| Debt Assessments | 431,824 |
| Other Revenues | 0 |
| Interest Income | 960 |
| TOTAL REVENUES | \$ 785,088 |
| EXPENDITURES | |
| MAINTENANCE EXPENDITURES | |
| Maintenance/Contingency | 15,000 |
| Roadway Improvements/Reserve | 155,000 |
| Drainage-Stormwater Management/Reserve | 56,000 |
| Traffic Enforcement - Off-Duty Police | 10,000 |
| Engineering/Inspections | 11,000 |
| TOTAL MAINTENANCE EXPENDITURES | \$ 247,000 |
| ADMINISTRATIVE EXPENDITURES | |
| Supervisor Fees | 6,000 |
| Payroll Taxes (Employer) | 480 |
| Management | 34,656 |
| Secretarial | 6,000 |
| Legal | 13,000 |
| Assessment Roll | 6,000 |
| Audit Fees | 3,900 |
| Insurance | 8,290 |
| Legal Advertisements | 2,000 |
| Miscellaneous | 950 |
| Postage | 975 |
| Office Supplies | 700 |
| Dues & Subscriptions | 175 |
| Website Management | 2,000 |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 85,126 |
| TOTAL EXPENDITURES | \$ 332,126 |
| REVENUES LESS EXPENDITURES | \$ 452,962 |
| Bond Payments | (405,915) |
| BALANCE | \$ 47,047 |
| County Appraiser & Tax Collector Fee | (15,682) |
| Discounts For Early Payments | (31,365) |
| EXCESS/ (SHORTFALL) | \$ - |
| Carryover From Prior Year | 0 |
| NET EXCESS/ (SHORTFALL) | \$ - |

DETAILED PROPOSED BUDGET
KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2022/2023 ACTUAL | FISCAL YEAR 2023/2024 BUDGET | FISCAL YEAR 2024/2025 BUDGET | COMMENTS |
|--|------------------------------------|------------------------------------|------------------------------------|---|
| REVENUES | | | | |
| Administrative Assessments | 38,188 | 88,514 | 89,538 | Expenditures Less Interest & 50% Of Carryover/.94 |
| Maintenance Assessments | 110,921 | 263,830 | 262,766 | Expenditures Less 50% Of Carryover/.94 |
| Debt Assessments | 431,826 | 431,824 | 431,824 | Bond Payments/.94 |
| Other Revenues | 31 | 0 | 0 | |
| Interest Income | 17,005 | 600 | 960 | Interest Estimated At \$80 Per Month |
| TOTAL REVENUES | \$ 597,971 | \$ 784,768 | \$ 785,088 | |
| EXPENDITURES | | | | |
| MAINTENANCE EXPENDITURES | | | | |
| Maintenance/Contingency | 0 | 15,000 | 15,000 | Maintenance/Contingency |
| Roadway Improvements/Reserve | 0 | 155,000 | 155,000 | Resurfacing Anticipated For 2027 |
| Drainage-Stormwater Management/Reserve | 15,635 | 56,000 | 56,000 | Maintenance/Repairs/Reserve |
| Traffic Enforcement - Off-Duty Police | 4,867 | 10,000 | 10,000 | No Change From 2023/2024 Budget |
| Engineering/Inspections | 3,151 | 12,000 | 11,000 | \$1,000 Decrease From 2023/2024 Budget |
| TOTAL MAINTENANCE EXPENDITURES | \$ 23,653 | \$ 248,000 | \$ 247,000 | |
| ADMINISTRATIVE EXPENDITURES | | | | |
| Supervisor Fees | 2,515 | 6,000 | 6,000 | No Change From 2023/2024 Budget |
| Payroll Taxes (Employer) | 199 | 480 | 480 | Projected At 8% Of Supervisor Fees |
| Management | 32,676 | 33,648 | 34,656 | CPI Adjustment (Capped At 3%) |
| Secretarial | 4,200 | 6,000 | 6,000 | No Change From 2023/2024 Budget |
| Legal | 7,501 | 14,000 | 13,000 | 23/24 Expenditure Through Feb 24 Was \$2,975 |
| Assessment Roll | 6,000 | 6,000 | 6,000 | No Change From 2023/2024 Budget |
| Audit Fees | 3,700 | 3,800 | 3,900 | \$100 Increase From 2023/2024 Budget |
| Insurance | 7,004 | 8,000 | 8,290 | Fiscal Year 23/24 Expenditure Was \$7,529 |
| Legal Advertisements | 272 | 1,000 | 2,000 | Costs Will Increase Due To Closing Of The Miami Business Review |
| Miscellaneous | 389 | 1,000 | 950 | \$50 Decrease From 2023/2024 Budget |
| Postage | 826 | 1,000 | 975 | \$25 Decrease From 2023/2024 Budget |
| Office Supplies | 510 | 700 | 700 | No Change From 2023/2024 Budget |
| Dues & Subscriptions | 175 | 175 | 175 | No Change From 2023/2024 Budget |
| Website Management | 2,000 | 2,000 | 2,000 | No Change From 2023/2024 Budget |
| TOTAL ADMINISTRATIVE EXPENDITURES | \$ 67,967 | \$ 83,803 | \$ 85,126 | |
| TOTAL EXPENDITURES | \$ 91,620 | \$ 331,803 | \$ 332,126 | |
| REVENUES LESS EXPENDITURES | \$ 506,351 | \$ 452,965 | \$ 452,962 | |
| Bond Payments | (411,622) | (405,915) | (405,915) | 2025 Principal & Interest Payments |
| BALANCE | \$ 94,729 | \$ 47,050 | \$ 47,047 | |
| County Appraiser & Tax Collector Fee | (5,589) | (15,683) | (15,682) | Two Percent Of Total Assessment Roll |
| Discounts For Early Payments | (21,550) | (31,367) | (31,365) | Four Percent Of Total Assessment Roll |
| EXCESS/ (SHORTFALL) | \$ 67,590 | \$ - | \$ - | |
| Carryover From Prior Year | 0 | 0 | 0 | Carryover From Prior Year |
| NET EXCESS/ (SHORTFALL) | \$ 67,590 | \$ - | \$ - | |

DETAILED PROPOSED DEBT SERVICE BUDGET
KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

| | FISCAL YEAR 2022/2023 | FISCAL YEAR 2023/2024 | FISCAL YEAR 2024/2025 | |
|---------------------------|--------------------------|--------------------------|--------------------------|--|
| REVENUES | ACTUAL | BUDGET | BUDGET | COMMENTS |
| Interest Income | 0 | 1,000 | 1,000 | Projected Interest For 2024/2025 |
| NAV Tax Collection | 411,622 | 405,915 | 405,915 | 2025 P & I Payments Less Earned Interest |
| Total Revenues | \$ 411,622 | \$ 406,915 | \$ 406,915 | |
| EXPENDITURES | | | | |
| Principal Payments | 239,970 | 261,657 | 273,828 | Principal Payment Due In 2025 |
| Interest Payments | 161,591 | 145,258 | 133,087 | Interest Payments Due In 2025 |
| Total Expenditures | \$ 401,561 | \$ 406,915 | \$ 406,915 | |
| Excess/Shortfall | \$ 10,061 | \$ - | \$ - | |

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 1/1/24 = | \$3,219,161 | | |

Kendall Breeze Community Development District Assessment Comparison

| Lot Size | | Fiscal Year | Fiscal Year | Fiscal Year | Fiscal Year |
|-------------|----------------------------------|--------------------|--------------------|--------------------|------------------------------|
| | | 2021/2022 | 2022/2023 | 2023/2024 | 2024/2025 |
| | | <u>Assessment*</u> | <u>Assessment*</u> | <u>Assessment*</u> | <u>Projected Assessment*</u> |
| 22 | Administrative | \$ 40.20 | \$ 47.89 | \$ 113.92 | \$ 115.24 |
| | Maintenance | \$ 150.47 | \$ 142.76 | \$ 339.55 | \$ 338.19 |
| | <u>Debt</u> | \$ 486.88 | \$ 486.88 | \$ 486.88 | \$ 486.88 |
| | Sub-Total For Lot Size 22 | \$ 677.55 | \$ 677.53 | \$ 940.35 | \$ 940.31 |
| 30 | Administrative | \$ 40.20 | \$ 47.89 | \$ 113.92 | \$ 115.24 |
| | Maintenance | \$ 150.47 | \$ 142.76 | \$ 339.55 | \$ 338.19 |
| | <u>Debt</u> | \$ 550.81 | \$ 550.81 | \$ 550.81 | \$ 550.81 |
| | Sub-Total For Lot Size 30 | \$ 741.48 | \$ 741.46 | \$ 1,004.28 | \$ 1,004.24 |
| 35 | Administrative | \$ 40.20 | \$ 47.89 | \$ 113.92 | \$ 115.24 |
| | Maintenance | \$ 150.47 | \$ 142.76 | \$ 339.55 | \$ 338.19 |
| | <u>Debt</u> | \$ 590.77 | \$ 590.77 | \$ 590.77 | \$ 590.77 |
| | Sub-Total For Lot Size 35 | \$ 781.44 | \$ 781.42 | \$ 1,044.24 | \$ 1,044.20 |
| 60 | Administrative | \$ 40.20 | \$ 47.89 | \$ 113.92 | \$ 115.24 |
| | Maintenance | \$ 150.47 | \$ 142.76 | \$ 339.55 | \$ 338.19 |
| | <u>Debt</u> | \$ 790.55 | \$ 790.55 | \$ 790.55 | \$ 790.55 |
| | Sub-Total For Lot Size 60 | \$ 981.22 | \$ 981.20 | \$ 1,244.02 | \$ 1,243.98 |

* Assessments Include the Following :

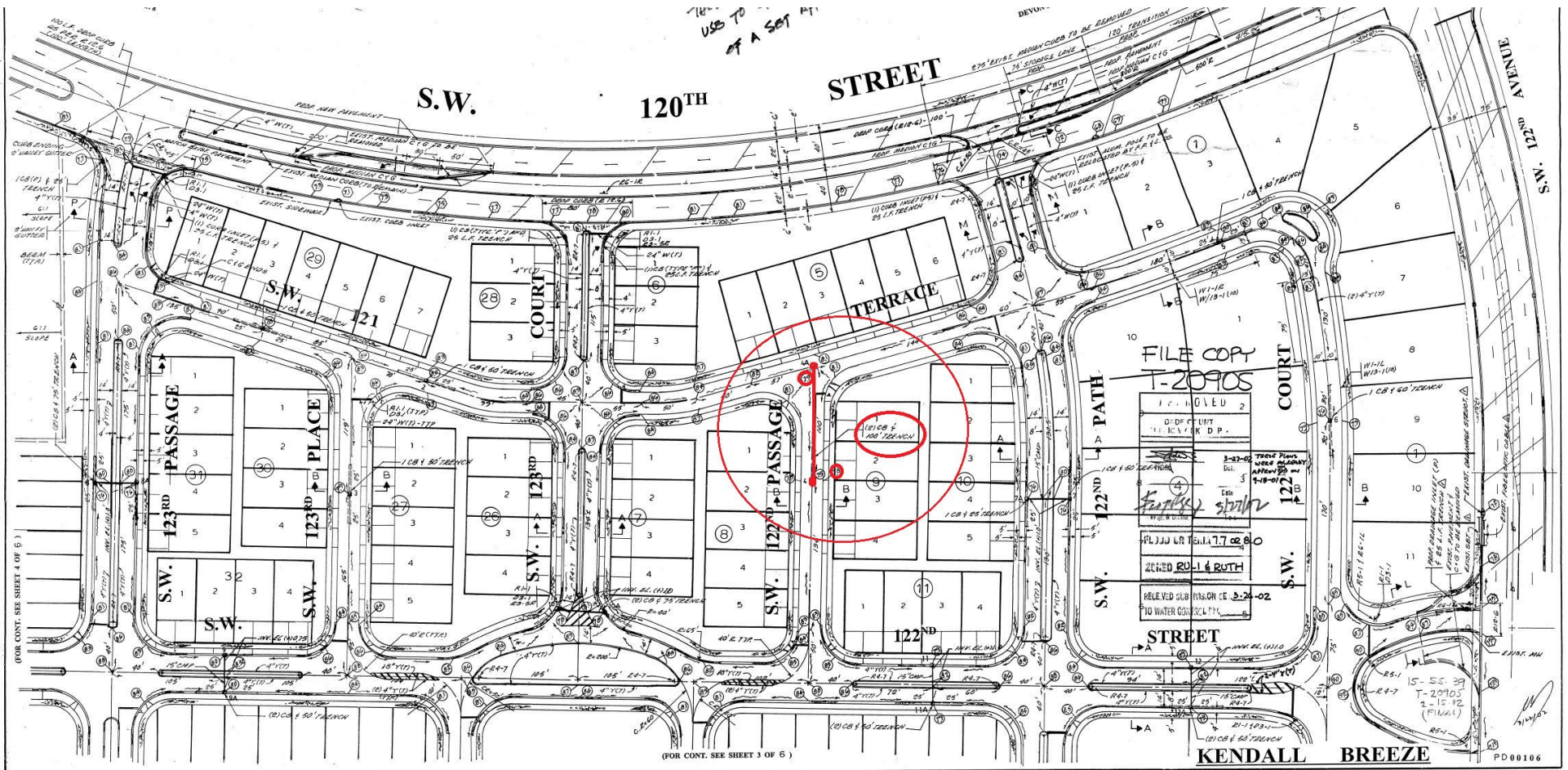
-
- 4% Discount for Early Payments
 - 1% County Tax Collector Fee
 - 1% County Property Appraiser Fee

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
Storm Drainage Cleaning 2024**

| Americlean | Caraballo Express | Raptor Vac Systems |
|--|--------------------------|---------------------------|
| <p style="text-align: center;">Cleaning of 84 structures (catch basins) and 100' pipe line (between structures # 78 & 79)</p> <p style="text-align: center;">*Details and specific locations provided.</p> | | |
| \$9,000.00 | \$30,800.00 | \$8,850.00 |



100' (pipe)line to be cleaned, between structures 78 & 79.

Exact Location: Intersection of SW 121st Terrace & SW 122nd Passage – Line goes south (100') along SW 122nd Passage.



PO Box 560951 Miami, FL 33256 Phone (305) 270-3233 Fax (305) 259-4214

March 19, 2024

Kendall Breeze Community Development District
c/o Special District Service, Inc.
2501A Burns Road
Palm Beach Gardens, FL 33410
Attn: Ronald Galvis

STORM DRAIN CLEANING

(84) Catch Basins & De-Silt 100 LF of Storm Pipe

Scope of Work:

Vacuum pump truck to remove debris from each drain and pit.
Pressure jet clean drains pit walls and bottom.
De-Silt 100 LF of Storm Pipe

All work is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

Total cost for (84) Catch Basins: \$ 9,000.00

With payment to be made at: Terms: Net 30 days.

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Sincerely submitted,

Oscar Vincas

ACCEPTANCE OF PROPOSAL

The above prices, specifications and conditions are satisfactory and are hereby accepted.
You are authorized to do the work as specified. Payments will be made as outlined above.

Signature: _____ Date: _____

Note: Proposal may be withdrawn by us if not accepted within 30 days.



Caraballo Express Pump Outs Corp.

Yerandis Leal
Business Number 786-346-9807
240 west 28 st Hialeah Florida 33010
License # SA0181993
305-776-0802 OWNER
caraballoexpress.com
caraballoexpress_ctw@yahoo.com

ESTIMATE
EST1105

DATE
Apr 30, 2024

TOTAL
USD \$30,800.00

Kendall Breeze CDD

rgalvis@sdsinc.org
☎ 786-503-1633

| DESCRIPTION | RATE | QTY | AMOUNT |
|---|------------|-----|------------------------|
| Catch basin pump out This cleaning includes pump out and pressure clean to break solids inside tank. | \$350.00 | 84 | \$29,400.00 |
| Pipe Line Cleaning - 100 Feet | \$1,400.00 | 1 | \$1,400.00 |
| TOTAL | | | USD \$30,800.00 |

I authorize Caraballo Express Pump Outs Corp to have access to above said property to complete the work described on this service order on the agreed upon date of service. All services must be conducted using the best possible care. We are not responsible for any damages on property. We will not be responsible for grass or sprinklers! There will be no refunds or claims accepted. Payment is due upon completion of services. When 50% deposit is given customer is aware and agrees to our terms and conditions.



PROPOSAL

4122 NE 22nd Court, Homestead, FL 33033
Tel 786-694-0709
E-mail: operations@raptorvac.com

STORM DRAIN MAINTENANCE

| | |
|--|--|
| PROPOSAL SUBMITTED TO: Kendall Breeze CDD % SDS, Inc. | PROJECT NAME: Kendall Breeze |
| BUSINESS ADDRESS: 2501A Burns Road Palm Beach Gardens, FL 33410 | PROJECT LOCATION: 12300 SW 125th Ct, Miami, FL 33186 |
| CONTACT: Management | DATE: March 28, 2024 |

We hereby propose to furnish all labor and equipment to complete the work outlined in this proposal in accordance with the Scope of Work listed below.

SCOPE OF WORK: Vac-Con sewer combination cleaner to clean eighty four (84) storm drain structures as shown in a map provided by management. Clean grate, frame hinges and wash walls. Disposal at Miami Dade County Treatment Plant. Additionally, clean 100LF between structures #78-#79, remove two baffles.

84 Structures - \$8,400.00
100LF Pipeline Cleaning (before and after images), **root removal not a part** - \$250.00
Removal of two (2) pollution retardant baffles - \$200.00

COST: We propose to conduct this work in accordance with the above Scope of Work for the sum of \$8,850.00

Eight Thousand Eight Hundred Fifty Dollars and 00/100 Cents

TERMS: Net 30

COMPLETION TIME: 3 to 4 working days

ACCEPTANCE: Client hereby accepts and agrees to the terms, Scope of Work, and all other conditions and specifications hereinabove. Raptor Vac Systems is authorized to perform the work. Payment shall be made in accordance with the provisions contained hereinabove.

Accepted by:

Authorized Representative's Signature

Date of Acceptance

Kendall Breeze
Community Development District

**Financial Report For
March 2024**

Kendall Breeze Community Development District
Budget vs. Actual
October 2023 through March 2024

| | <u>Oct '23 - Mar 24</u> | <u>23/24 Budget</u> | <u>\$ Over Budget</u> | <u>% of Budget</u> |
|--|--------------------------|---------------------|--------------------------|----------------------|
| Income | | | | |
| 363.100 · Admin Assessment Income | 85,116.34 | 88,514.00 | -3,397.66 | 96.16% |
| 363.101 · Maint Assessment Income | 251,228.95 | 263,830.00 | -12,601.05 | 95.22% |
| 363.810 · Debt Assessments | 411,271.65 | 431,824.00 | -20,552.35 | 95.24% |
| 363.820 · Debt Assessments-Pd To Trustee | -391,253.77 | -405,915.00 | 14,661.23 | 96.39% |
| 363.830 · Assessment Fees | -7,176.44 | -15,683.00 | 8,506.56 | 45.76% |
| 363.831 · Assessment Discounts | -29,173.42 | -31,367.00 | 2,193.58 | 93.01% |
| 369.401 · Interest Income | 20,526.00 | 600.00 | 19,926.00 | 3,421.0% |
| Total Income | <u>340,539.31</u> | <u>331,803.00</u> | <u>8,736.31</u> | <u>102.63%</u> |
| Gross Profit | 340,539.31 | 331,803.00 | 8,736.31 | 102.63% |
| Expense | | | | |
| 511.308 · Traffic Enforcement | 0.00 | 10,000.00 | -10,000.00 | 0.0% |
| 511. · Professional Fees | | | | |
| 511.310 · Engineering | 52.50 | 12,000.00 | -11,947.50 | 0.44% |
| 511.315 · Legal Fees | 2,975.00 | 14,000.00 | -11,025.00 | 21.25% |
| 511.320 · Audit Fees | 0.00 | 3,800.00 | -3,800.00 | 0.0% |
| Total 511. · Professional Fees | <u>3,027.50</u> | <u>29,800.00</u> | <u>-26,772.50</u> | <u>10.16%</u> |
| 511.122 · Payroll tax expense | 61.20 | 480.00 | -418.80 | 12.75% |
| 511.131 · Supervisor Fees | 800.00 | 6,000.00 | -5,200.00 | 13.33% |
| 511.305 · Maintenance/Contingency | 0.00 | 15,000.00 | -15,000.00 | 0.0% |
| 511.306 · Roadway Imp/Reserve | 0.00 | 155,000.00 | -155,000.00 | 0.0% |
| 511.307 · Drainage Improvements/Reserve | 0.00 | 56,000.00 | -56,000.00 | 0.0% |
| 511.311 · Management Fees | 16,824.00 | 33,648.00 | -16,824.00 | 50.0% |
| 511.312 · Secretarial Fees | 3,000.00 | 6,000.00 | -3,000.00 | 50.0% |
| 511.318 · Assessment/Tax Roll | 0.00 | 6,000.00 | -6,000.00 | 0.0% |
| 511.450 · Insurance | 7,529.00 | 8,000.00 | -471.00 | 94.11% |
| 511.480 · Legal Advertisements | 103.68 | 1,000.00 | -896.32 | 10.37% |
| 511.512 · Miscellaneous | 2,594.26 | 1,000.00 | 1,594.26 | 259.43% |
| 511.513 · Postage and Delivery | 44.98 | 1,000.00 | -955.02 | 4.5% |
| 511.514 · Office Supplies | 75.45 | 700.00 | -624.55 | 10.78% |
| 511.540 · Dues, License & Subscriptions | 175.00 | 175.00 | 0.00 | 100.0% |
| 511.750 · Website Management | 999.96 | 2,000.00 | -1,000.04 | 50.0% |
| Total Expense | <u>35,235.03</u> | <u>331,803.00</u> | <u>-296,567.97</u> | <u>10.62%</u> |
| Net Income | <u>305,304.28</u> | <u>0.00</u> | <u>305,304.28</u> | <u>100.0%</u> |

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
MONTHLY FINANCIAL REPORT
MARCH 2024**

| | Annual Budget 10/1/23 - 9/30/24 | Actual Mar-24 | Year To Date Actual 10/1/23 - 3/31/24 |
|--|---------------------------------------|------------------|--|
| REVENUES | | | |
| Administrative Assessments | 88,514 | 1,157 | 85,116 |
| Maintenance Assessments | 263,830 | 3,290 | 251,229 |
| Debt Assessments | 431,824 | 5,385 | 411,272 |
| Other Revenues | 0 | 0 | 0 |
| Interest Income | 600 | 3,249 | 20,526 |
| Total Revenues | \$ 784,768 | \$ 13,081 | \$ 768,143 |
| EXPENDITURES | | | |
| Maintenance Expenditures | | | |
| Maintenance/Contingency | 15,000 | 0 | 0 |
| Roadway Improvements/Reserve | 155,000 | 0 | 0 |
| Drainage Improvements/Reserve | 56,000 | 0 | 0 |
| Traffic Enforcement - Off-Duty Police | 10,000 | 0 | 0 |
| Engineering/Inspections | 12,000 | 0 | 53 |
| Total Maintenance Expenditures | \$ 248,000 | \$ - | \$ 53 |
| Administrative Expenditures | | | |
| Supervisor Fees | 6,000 | 0 | 800 |
| Payroll Taxes (Employer) | 480 | 0 | 61 |
| Management | 33,648 | 2,804 | 16,824 |
| Secretarial | 6,000 | 500 | 3,000 |
| Legal | 14,000 | 0 | 2,975 |
| Assessment Roll | 6,000 | 0 | 0 |
| Audit Fees | 3,800 | 0 | 0 |
| Insurance | 8,000 | 0 | 7,529 |
| Legal Advertisements | 1,000 | 0 | 104 |
| Miscellaneous | 1,000 | 10 | 2,594 |
| Postage | 1,000 | 12 | 45 |
| Office Supplies | 700 | 6 | 75 |
| Dues & Subscriptions | 175 | 0 | 175 |
| Website Management | 2,000 | 167 | 1,000 |
| Total Administrative Expenditures | \$ 83,803 | \$ 3,499 | \$ 35,182 |
| Total Expenditures | \$ 331,803 | \$ 3,499 | \$ 35,235 |
| Revenues Less Expenditures | \$ 452,965 | \$ 9,582 | \$ 732,908 |
| Bond Payments | (405,915) | (5,278) | (391,254) |
| Balance | \$ 47,050 | \$ 4,304 | \$ 341,654 |
| County Appraiser & Tax Collector Fee | (15,683) | (97) | (7,177) |
| Discounts For Early Payments | (31,367) | (98) | (29,173) |
| Excess/ (Shortfall) | \$ - | \$ 4,109 | \$ 305,304 |
| Carryover from Prior Year | 0 | 0 | 0 |
| Net Excess/ (Shortfall) | \$ - | \$ 4,109 | \$ 305,304 |

| | |
|--|------------------------|
| Bank Balance As Of 3/31/24 | \$ 1,025,850.95 |
| Accounts Payable As Of 3/31/24 | \$ 9,176.87 |
| Accounts Receivable As Of 3/31/24 | \$ - |
| Reserve For Roadway Improvements As Of 3/31/24 | \$ 469,000.00 |
| Reserve For Drainage Improvements As Of 3/31/24 | \$ 114,300.00 |
| Available Funds As Of 3/31/24 | \$ 433,374.08 |

Kendall Breeze Community Development District
Check Register
October 2023 - March 2024

| Check # | Date | Vendor | Amount |
|--------------|-----------|--|--------------------|
| 10-1 | 10/3/2023 | Alvarez Engineering, Inc. | 74.00 |
| 10-2 | 10/3/2023 | Billing, Cochran, Lyles, Mauro, & Ramsey | -400.00 |
| 10-3 | 10/3/2023 | Egis Insurance & Risk Advisors | -7,529.00 |
| 10-4 | 10/3/2023 | Special District Services, Inc. | -11,457.88 |
| 11-1 | 11/2/2023 | ALM Media, LLC | -103.68 |
| 11-2 | 11/2/2023 | Billing, Cochran, Lyles, Mauro, & Ramsey | -400.00 |
| 11-3 | 11/2/2023 | Department of Economic Opportunity | -175.00 |
| 11-4 | 11/2/2023 | Special District Services, Inc. | -3,535.37 |
| 12-1 | 12/5/2023 | Billing, Cochran, Lyles, Mauro, & Ramsey | -1,375.00 |
| 12-2 | 12/5/2023 | Special District Services, Inc. | -3,555.94 |
| 1-1 | 1/3/2024 | Alvarez Engineering, Inc. | -52.50 |
| 1-2 | 1/3/2024 | Special District Services, Inc. | -5,784.47 |
| 2-1 | 2/6/2024 | Billing, Cochran, Lyles, Mauro, & Ramsey | -800.00 |
| 2-2 | 2/6/2024 | Kendall Breeze CDD (Assessment Account) | -370,616.46 |
| 2-3 | 2/6/2024 | Special District Services, Inc. | -3,603.72 |
| 3-1 | 3/4/2024 | Billing, Cochran, Lyles, Mauro, & Ramsey | -400.00 |
| 3-2 | 3/4/2024 | Kendall Breeze CDD (Assessment Account) | -15,359.12 |
| 3-3 | 3/4/2024 | Special District Services, Inc. | -3,507.87 |
| TOTAL | | | -428,730.01 |

**KENDALL BREEZE CDD
TAX COLLECTIONS
2023-2024**

| # | 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 |
|----|---------|--------------------------|----------|-----------|----------------------|-------------------|------------------|----------------|------------------------|---|---|--|--|--|---|---------------------------------|
| | | | | | | | | | \$ 784,168 | \$ 88,514 | \$ 263,830 | \$ 431,824 | \$ 88,514 | \$ 263,830 | \$ 431,824 | |
| | | | | | | | | | \$ 737,718 | \$ 83,803 | \$ 248,000 | \$ 405,915 | \$ 83,803 | \$ 248,000 | \$ 405,915 | \$ 405,915 |
| 1 | 1 | Miami-Dade Tax Collector | 11/20/23 | NAV Taxes | \$ 73,397.15 | | \$ (704.05) | \$ (2,992.92) | \$ 69,700.18 | \$ 8,286.54 | \$ 24,690.80 | \$ 40,419.81 | \$ 7,869.15 | \$ 23,447.14 | \$ 38,383.89 | \$ 38,383.89 |
| 2 | 2 | Miami-Dade Tax Collector | 11/24/23 | NAV Taxes | \$ 55,291.38 | | \$ (530.79) | \$ (2,211.56) | \$ 52,549.03 | \$ 6,242.40 | \$ 18,600.02 | \$ 30,448.96 | \$ 5,932.80 | \$ 17,677.49 | \$ 28,938.74 | \$ 28,938.74 |
| 3 | 3 | Miami-Dade Tax Collector | 12/08/23 | NAV Taxes | \$ 560,279.35 | | \$ (5,378.69) | \$ (22,410.17) | \$ 532,490.49 | \$ 63,255.54 | \$ 188,477.97 | \$ 308,545.84 | \$ 60,118.18 | \$ 179,129.80 | \$ 293,242.51 | \$ 293,242.51 |
| 4 | 4 | Miami-Dade Tax Collector | 12/27/23 | NAV Taxes | \$ 19,153.26 | | \$ (184.36) | \$ (717.00) | \$ 18,251.90 | \$ 2,162.40 | \$ 6,443.16 | \$ 10,547.70 | \$ 2,060.64 | \$ 6,139.94 | \$ 10,051.32 | \$ 10,051.32 |
| 5 | 5 | Miami-Dade Tax Collector | 01/09/24 | NAV Taxes | \$ 16,563.50 | | \$ (160.67) | \$ (496.92) | \$ 15,905.91 | \$ 1,870.02 | \$ 5,571.96 | \$ 9,121.52 | \$ 1,795.77 | \$ 5,350.75 | \$ 8,759.39 | \$ 8,759.39 |
| 6 | 6 | Miami-Dade Tax Collector | 02/06/24 | NAV Taxes | \$ 12,352.41 | | \$ (121.06) | \$ (247.09) | \$ 11,984.26 | \$ 1,394.59 | \$ 4,155.35 | \$ 6,802.47 | \$ 1,353.02 | \$ 4,031.51 | \$ 6,599.73 | \$ 6,599.73 |
| 7 | Int - 1 | Miami-Dade Tax Collector | 02/27/24 | Interest | | \$ 748.19 | | | \$ 748.19 | \$ 748.19 | | | \$ 748.19 | | | \$ - |
| 8 | 7 | Miami-Dade Tax Collector | 03/08/24 | NAV Taxes | \$ 9,779.10 | | \$ (96.82) | \$ (97.76) | \$ 9,584.52 | \$ 1,104.06 | \$ 3,289.69 | \$ 5,385.35 | \$ 1,082.10 | \$ 3,224.23 | \$ 5,278.19 | \$ 5,278.19 |
| 9 | Int - 2 | Miami-Dade Tax Collector | 03/20/24 | Interest | | \$ 52.60 | | | \$ 52.60 | \$ 52.60 | | | \$ 52.60 | | | \$ - |
| 10 | | | | | | | | | \$ - | | | | | | | \$ - |
| 11 | | | | | | | | | \$ - | | | | | | | \$ - |
| 12 | | | | | | | | | \$ - | | | | | | | \$ - |
| 13 | | | | | | | | | \$ - | | | | | | | \$ - |
| 14 | | | | | | | | | \$ - | | | | | | | \$ - |
| 15 | | | | | | | | | \$ - | | | | | | | \$ - |
| 16 | | | | | | | | | \$ - | | | | | | | \$ - |
| | | | | | \$ 746,816.15 | \$ 800.79 | \$ (7,176.44) | \$ (29,173.42) | \$ 711,267.08 | \$ 85,116.34 | \$ 251,228.95 | \$ 411,271.65 | \$ 81,012.45 | \$ 239,000.86 | \$ 391,253.77 | \$ 391,253.77 |

Total KB Roll = 784,170.04

Note: \$784,168, \$88,514, \$263,830 and \$431,824 are 2023/2024 Budgeted assessments before discounts and fees.

Note: \$737,718, \$83,803, \$248,000 and \$405,915 are 2023/2024 Budgeted assessments after discounts and fees.

| | |
|-----------------|-----------------|
| \$ 746,816.15 | |
| \$ 800.79 | \$ 711,267.08 |
| \$ (85,116.34) | \$ (81,012.45) |
| \$ (251,228.95) | \$ (239,000.86) |
| \$ (411,271.65) | \$ (391,253.77) |
| \$ - | \$ - |

MEMORANDUM

TO: District Manager

FROM: Billing, Cochran, Lyles, Mauro & Ramsey, P.A.
District Counsel

DATE: January 19, 2024

RE: Required Ethics Training and Financial Disclosure

Ethics Training

This memorandum serves as a reminder that beginning January 1, 2024, elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts are required to complete four (4) hours of ethics training annually. The training must address, at a minimum, s. 8, Art. II of the Florida Constitution (ethics for public officers and financial disclosure), the Code of Ethics for Public Officers and Employees, and the Florida Public Records Law and Open Meetings laws.

Deadlines & Recordkeeping

The deadline to complete training for this calendar year is December 31, 2024. There is no requirement to submit proof that you have completed the training. However, the Florida Commission on Ethics recommends that Supervisors maintain a record of all completed trainings, including the date and time of completion. This documentation may be useful if Supervisors are ever required to provide evidence of training completion. The training is a calendar year requirement and corresponds to the form year. Therefore, Supervisors will report their 2024 training when filling out their Form 1 for the 2025 year.

Links to Online Training

[Public Meetings and Public Records Law \(2-Hour Audio Presentation\)](#). This presentation is audio only and is offered by the Office of the Attorney General. This presentation covers public records and Florida public records law. The presentation can be accessed for free. Completing this presentation will satisfy 2 of the 4 hours of required ethics training.

[State Ethics Laws for Constitutional Officers & Elected Municipal Officers](#). This training is presented by the Florida Commission on Ethics. The training is an overview of Florida's Ethics Code (Part III, Chapter 112, and Article II, Section 8, Florida Constitution) geared toward Constitutional Officers and Elected Municipal Officers. Topics covered include gifts, voting conflict, misuse of office, prohibited business relationships, conflicting employment relationships, revolving door, and Amendment 12. This presentation can be accessed for free. Completing this training will satisfy 2 of the 4 hours of required ethics training.

[State-Mandated Continuing Education in Ethics](#). This class is presented by the Florida League of Cities. The class covers Chapter 112 of Florida’s Ethics Code (2 Hours) and Florida Public Records and Public Meetings Law (2 Hours). To take this class, you must register for it, however there is no registration fee. Completing this class will meet your ethics training requirement.

[“4-Hour Ethics Course”](#). The “4-Hour Ethics Course” is available online and presented by the Florida Institute of Government. There are three sessions. Session 1 covers Florida’s Public Records Laws (1 hour), session 2 covers Florida Government in the Sunshine Law (1 hour), and session 3 covers Florida’s Ethics Laws (2 hours). The registration fee is \$79. Completing this entire course will meet your ethics training requirement.

[Sunshine Law, Public Records and Ethics for Public Officers and Public Employees 2023](#). This seminar is offered by the Florida Bar. This seminar covers sunshine law and public records; true stories of excess corruption in the ethics world; navigating Florida public records law, privacy, ethics and social media; complaints, misuse, anti-nepotism and voting; ethics during and after public service: conflicting contractual relationships & revolving door restrictions; gifts bribes, honoraria, and expenditures. The cost for this seminar is \$280. Completing this entire seminar will meet your ethics training requirement. Those Supervisors or Officers who are members of the Florida Bar may wish to purchase this option as Continuing Legal Education Credits can be earned.

We will notify you directly or through the District Manager’s office if and when other training opportunities become available.

Form 1 or Form 6

Section 8, Article II of the Florida Constitution requires constitutional officers and certain elected public officials to file a Form 6. In the last session, the legislature expanded the requirements to include *elected members of municipalities*. Independent special district officials remain exempt from the requirement to file a Form 6. Elected and appointed commissioners of community redevelopment agencies and local officers of independent special districts (including community development districts) are required to file Form 1.

For this year’s filing requirement, a completed Form 1 must be submitted prior to July 1, 2024 using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via the link at [Login - Electronic Financial Disclosure Management System \(floridaethics.gov\)](#). You will no longer be able to file your completed Form 1 through your local Supervisor of Elections office.

If you have any questions or need additional information about ethics training requirements or financial disclosure, please do not hesitate to contact our office.