

June 19, 2024

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

Re: Year 2024 Kendall Breeze CDD Report

Dear Ms. Perez:

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

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

1. Infrastructure Ownership

1.1. Roads

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

The additional easements were recorded at ORB 25512, PG 2545 and at PG 2547, on April 6, 2007.

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

1.2. Stormwater Management System

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

1.3. Water and Sewer Systems

The water and sewer systems were conveyed to Miami-Dade County Water and Sewer Department (“WASD”) for ownership and maintenance on November 24, 2003, under Agreement ID Nos. 17607, 17791 and 18263.

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

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

2.1. Roads

The roads inside the District are in fair condition. The District is anticipating a resurfacing project for the year 2027.

2.2. Stormwater Management System

The drainage system within the community is in good working order and condition, except for a drainage issue that has been reported at 12151 SW 122 Path. A solution was provided to the District Manager and we are currently seeking proposals.

Because of the type and density of the trees in the community, it is recommended to clean the system every two years.

2.3. Water and Sewer Systems

Alvarez Engineers is not aware of complaints related to the water and sewer system and therefore believes the systems, which are owned and maintained by WASD, are in good working order and condition. WASD may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

The District currently has an agreement with the Homeowners Association for the HOA to maintain the District’s infrastructure and for the District to share with a portion of the costs.

3.1. *General*

The final CDD 2024-2025 Fiscal Year budget has the following amounts for maintenance expenditures:

2024-2025 Proposed Budget for Maintenance	
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	\$247,000

For more detailed information on the proposed 2024-2025 Fiscal Year Budget please visit the District's website at the following link:

<https://kendallbreezecdd.org/financials/>

Alvarez Engineers recommends considering the following suggestions for future maintenance budgets:

3.2. *Roads*

Funds will be needed to replace the wearing roadway asphalt layer in about 3 years, when the asphalt has reached its estimated 25-year service life. Funds will also be needed to update signs and markings on the roadways when asphalt is replaced and subsequently restored approximately every 10 years. The District Board of Supervisors may decide whether to create a sinking fund to finance the future capital expense over the next 3 years, or to pay a lump sum amount at the end of the asphalt service life. The table below provides the estimated future replacement cost and the estimated annual contributions over the remaining service life to fund the expense. The calculations below assume an annual interest rate of 0.25%.

Pavement Service Life (20 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill unit price \$2 and Resurface 3/4" Thick unit price \$6)			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2002	2027	2024	3	75,440	\$8.00	\$603,520	\$659,044	0.25%	\$219,133

* Using Florida Department of Transportation Inflation Factors

Signs & Marking Service Life (10 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Signs & Marking			Future Replacement Cost @ End of Service Life*	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)	(FC)	(i)	$FCi/((1+i)^n-1)$
2022	2027	2024	3	75,440	\$1.00	\$75,440	\$82,380	0.25%	\$27,392
* Using Florida Department of Transportation Inflation Factors									

3.3. Stormwater Management System

The following is a suggested 2-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the drainage system. The program consists of servicing 50% of the system every year, or 100% every two years. The table below shows the estimated amount that would need to be budgeted yearly to service the 130 drainage structures and 6,568 Linear Feet of pipes in the District.

Kendall Breeze Two-Year Drainage Cleaning Plan (50% of Structures and Pipes per Year)							
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year			Cost/EA Structure (Includes Cleaning, and Baffle Replacement)	Cost/LF Pipe (Includes Cleaning, Video, Dewatering, and Root Removal)	Total Budget Amount Per Year
		Year 1	Year 2				
130	6568	65			\$225.00	\$6.70	\$36,700
			65		\$230.00	\$6.90	\$37,700

3.4 Water and Sewer Systems

The water and sewer systems are maintained, operated, and funded by WASD, which may be contacted at 305-274-9272 (for emergencies) or at 305-665-7477 (for customer service).

4. Insurance

Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability, public officials' liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100123041, for the period between October 1, 2023 and October 1, 2024. The District has budgeted enough funds to cover the \$7,529 insurance premium

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

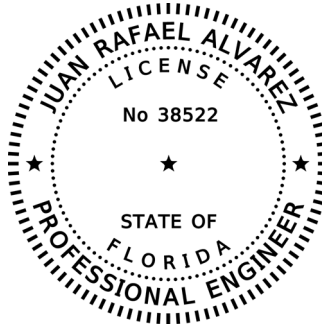
The District is considering a traffic calming project consisting of rumble strips leading to stop signs at the intersection of SW 123 Passage and SW 122 Street, and an asphalt patching project at approximately sixty locations totaling about 1,700 Square Yards.

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

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

Sincerely,
Alvarez Engineers, Inc.

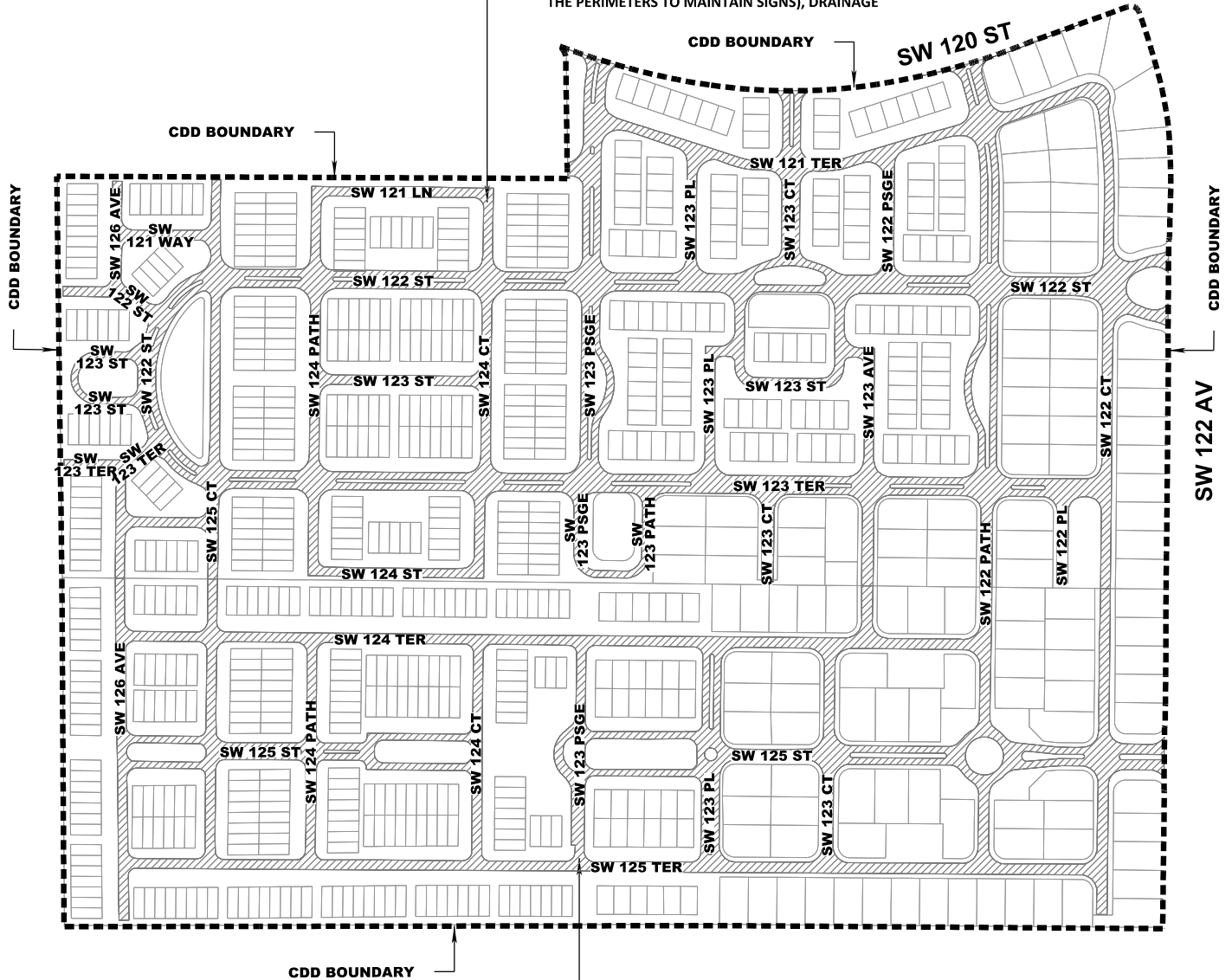
Juan R. Alvarez, PE
District Engineer



This item has been digitally signed and sealed
by Juan R. Alvarez, PE on June 20, 2024.

Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

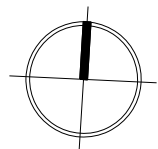
TRACT A (PB 159, PG 17)
 FOLIO: 30-5913-026-4470
 OWNER: KENDALL BREEZE HOA (QCD ORB 23515, PG 2881)
 ESMT: CDD; ORB 22961, PG 3323; ORB 22961, PG 2476; ORB 25512, PG 2545
 CATEGORY: ROADWAYS (INCLUDING 5 FEET WIDTH ALONG ALL THE PERIMETERS TO MAINTAIN SIGNS), DRAINAGE



TRACT A (PB 160, PG 67)
 FOLIO: 30-5913-027-3330
 OWNER: KENDALL BREEZE HOA (QCD ORB 23515, PG 2880)
 ESMT: CDD; ORB 24105, PG 2015; ORB 24105, PG 2048; ORB 25512, PG 2547
 CATEGORY: ROADWAYS (INCLUDING 5 FEET WIDTH ALONG ALL THE PERIMETERS TO MAINTAIN SIGNS), DRAINAGE

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

ALVAREZ ENGINEERS, INC.
KENDALL BREEZE CDD
CDD EASEMENTS



0 50' 200' 350'