

Kendall Breeze  
Community Development District

**Proposed Budget For  
Fiscal Year 2025/2026  
October 1, 2025 - September 30, 2026**

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**PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	<b>FISCAL YEAR 2025/2026 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	89,326
Maintenance Assessments	262,766
Debt Assessments	431,824
Other Revenues	0
Interest Income	1,440
<b>TOTAL REVENUES</b>	<b>\$ 785,356</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance/Contingency	13,000
Roadway Improvements/Reserve	155,000
Drainage-Stormwater Management/Reserve	56,000
Traffic Enforcement - Off-Duty Police	10,000
Engineering/Inspections	13,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 247,000</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	6,000
Payroll Taxes (Employer)	480
Management	35,652
Secretarial	6,000
Legal	12,000
Assessment Roll	6,000
Audit Fees	3,600
Insurance	8,400
Legal Advertisements	2,600
Miscellaneous	925
Postage	925
Office Supplies	650
Dues & Subscriptions	175
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 85,407</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 332,407</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 452,949</b>
Bond Payments	(405,915)
<b>BALANCE</b>	<b>\$ 47,034</b>
County Appraiser & Tax Collector Fee	(15,678)
Discounts For Early Payments	(31,356)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>
Carryover From Prior Year	0
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024 ACTUAL	FISCAL YEAR 2024/2025 BUDGET	FISCAL YEAR 2025/2026 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	90,232	89,538	89,326	Expenditures Less Interest & 50% Of Carryover/.94
Maintenance Assessments	263,830	262,766	262,766	Expenditures Less 50% Of Carryover/.94
Debt Assessments	431,824	431,824	431,824	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	41,197	960	1,440	Interest Estimated At \$120 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 827,083</b>	<b>\$ 785,088</b>	<b>\$ 785,356</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance/Contingency	12,450	15,000	13,000	Maintenance/Contingency
Roadway Improvements/Reserve	0	155,000	155,000	Resurfacing Anticipated For 2027
Drainage-Stormwater Management/Reserve	0	56,000	56,000	Maintenance/Repairs/Reserve
Traffic Enforcement - Off-Duty Police	6,663	10,000	10,000	No Change From 2024/2025 Budget
Engineering/Inspections	14,546	11,000	13,000	\$2,000 Increase From 2024/2025 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 33,659</b>	<b>\$ 247,000</b>	<b>\$ 247,000</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,400	6,000	6,000	No Change From 2024/2025 Budget
Payroll Taxes (Employer)	184	480	480	Projected At 8% Of Supervisor Fees
Management	33,648	34,656	35,652	CPI Adjustment
Secretarial	6,000	6,000	6,000	No Change From 2024/2025 Budget
Legal	7,840	13,000	12,000	24/25 Expenditure Through Jan 25 Was \$2,890
Assessment Roll	6,000	6,000	6,000	No Change From 2024/2025 Budget
Audit Fees	3,800	3,900	3,600	Accepted Amount For 2024/2025 Audit
Insurance	7,529	8,290	8,400	Fiscal Year 23/24 Expenditure Was \$7,831
Legal Advertisements	2,542	2,000	2,600	Costs Have Increased Due To Closing Of The Miami Business Review
Miscellaneous	572	950	925	\$25 Decrease From 2024/2025 Budget
Postage	151	975	925	\$50 Decrease From 2024/2025 Budget
Office Supplies	228	700	650	\$50 Decrease From 2024/2025 Budget
Dues & Subscriptions	175	175	175	No Change From 2024/2025 Budget
Website Management	2,000	2,000	2,000	No Change From 2024/2025 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 73,069</b>	<b>\$ 85,126</b>	<b>\$ 85,407</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 106,728</b>	<b>\$ 332,126</b>	<b>\$ 332,407</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 720,355</b>	<b>\$ 452,962</b>	<b>\$ 452,949</b>	
Bond Payments	(411,596)	(405,915)	(405,915)	2026 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 308,759</b>	<b>\$ 47,047</b>	<b>\$ 47,034</b>	
County Appraiser & Tax Collector Fee	(7,557)	(15,682)	(15,678)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(29,182)	(31,365)	(31,356)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 272,020</b>	<b>\$ -</b>	<b>\$ -</b>	
Carryover From Prior Year	0	0	0	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 272,020</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2025/2026**  
**OCTOBER 1, 2025 - SEPTEMBER 30, 2026**

	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	1,000	1,000	Projected Interest For 2025/2026
NAV Tax Collection	411,596	405,915	405,915	2026 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 411,596</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>EXPENDITURES</b>				
Principal Payments	250,769	273,828	286,150	Principal Payment Due In 2026
Interest Payments	150,948	133,087	120,765	Interest Payments Due In 2026
<b>Total Expenditures</b>	<b>\$ 401,717</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>Excess/Shortfall</b>	<b>\$ 9,879</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 1/1/25 =	\$2,957,504		

## Kendall Breeze Community Development District Assessment Comparison

Lot Size		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2022/2023	2023/2024	2024/2025	2025/2026
		<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
22	Administrative	\$ 47.89	\$ 113.92	\$ 115.24	\$ 114.97
	Maintenance	\$ 142.76	\$ 339.55	\$ 338.19	\$ 338.19
	<u>Debt</u>	\$ 486.88	\$ 486.88	\$ 486.88	\$ 486.88
	<b>Sub-Total For Lot Size 22</b>	<b>\$ 677.53</b>	<b>\$ 940.35</b>	<b>\$ 940.31</b>	<b>\$ 940.04</b>
30	Administrative	\$ 47.89	\$ 113.92	\$ 115.24	\$ 114.97
	Maintenance	\$ 142.76	\$ 339.55	\$ 338.19	\$ 338.19
	<u>Debt</u>	\$ 550.81	\$ 550.81	\$ 550.81	\$ 550.81
	<b>Sub-Total For Lot Size 30</b>	<b>\$ 741.46</b>	<b>\$ 1,004.28</b>	<b>\$ 1,004.24</b>	<b>\$ 1,003.97</b>
35	Administrative	\$ 47.89	\$ 113.92	\$ 115.24	\$ 114.97
	Maintenance	\$ 142.76	\$ 339.55	\$ 338.19	\$ 338.19
	<u>Debt</u>	\$ 590.77	\$ 590.77	\$ 590.77	\$ 590.77
	<b>Sub-Total For Lot Size 35</b>	<b>\$ 781.42</b>	<b>\$ 1,044.24</b>	<b>\$ 1,044.20</b>	<b>\$ 1,043.93</b>
60	Administrative	\$ 47.89	\$ 113.92	\$ 115.24	\$ 114.97
	Maintenance	\$ 142.76	\$ 339.55	\$ 338.19	\$ 338.19
	<u>Debt</u>	\$ 790.55	\$ 790.55	\$ 790.55	\$ 790.55
	<b>Sub-Total For Lot Size 60</b>	<b>\$ 981.20</b>	<b>\$ 1,244.02</b>	<b>\$ 1,243.98</b>	<b>\$ 1,243.71</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