



**KENDALL BREEZE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING & PUBLIC  
HEARING  
MAY 29, 2025  
6:00 P.M.**

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

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

786.347.2711 Telephone  
877.SDS.4922 Toll Free  
561.630.4923 Facsimile

**AGENDA**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
Kendall Breeze Clubhouse No. 1  
12300 S.W. 125<sup>th</sup> Court  
Miami, Florida 33186  
**REGULAR BOARD MEETING & PUBLIC HEARING**

May 29, 2025

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. March 27, 2025 Regular Board Meeting Minutes.....Page 2
- G. **Miami-Dade County “No Through” during peak hours Signage Installation Project at the three (3) entrances located off of SW 120 Street**
  - 1. Memorandum on Kendall Breeze Traffic Study for Petition.....Page 6  
(Link to this Document <https://kendallbreezecdd.org/documents/>)
  - 2. Receive Public Comments
  - 3. Approval Consideration of Miami-Dade County “No Through” Signage Installation Project.
- H. **Traffic Deterrent Roadway Improvements Project**
  - 1. Alvarez Engineering Permit and Bid Plans for the Traffic Deterrent Roadway Improvements Project.....Page 16  
(Link to this Document <https://kendallbreezecdd.org/documents/>)
  - 2. Receive Public Comments
  - 3. Approval Consideration of the Traffic Deterrent Roadway Improvements Project and Authorization to Proceed with the Bid Process
- I. **New Business**
  - 1. Consider Resolution No. 2025-06 – Adopting a Fiscal Year 2025/2026 Meeting Schedule.....Page 27
- J. **Old Business**
  - 1. Alvarez Engineering Update for the Drainage Improvement Project Near Property located at 12151 SW 122 Path
- K. **Public Hearing**
  - 1. Proof of Publication.....Page 29
  - 2. Receive Public Comments on Fiscal Year 2025/2026 Final Budget
  - 3. Consider Resolution No. 2025-05 – Adopting a Fiscal Year 2025/2026 Final Budget.....Page 30
- L. **Administrative Matters**
  - 1. Financial Report.....Page 37

2. Reminder of Statement of Financial Interests Disclosure 2024 Form 1, Filing Deadline: July 1, 2025

M. **District Counsel Report**

N. **Additional Board Member/Staff Comments**

O. **Adjourn**



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
142043	599712	Print Legal Ad-IPL01980040 - IPL0198004	Fiscal Year 2024/2025 Mt	\$701.65	2	47 L

**Attention:** Laura J. Archer

Kendall Breeze Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2024/2025 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 24, 2024  
January 23, 2025  
March 27, 2025  
May 29, 2025  
August 28, 2025**

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

**PUBLISH: MIAMI HERALD 10/10/24**  
IPL0198004  
Oct 10 2024

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared: Mary Castro, who on oath says that he/she is CUSTODIAN OF RECORDS of The Miami Herald, a daily newspaper published at Miami in Miami-Dade County, Florida; that the attached copy of the advertisement that was published was published in said newspaper in the issue (s) of:

Publication: Miami Herald

1 insertion(s) published on:

10/10/24

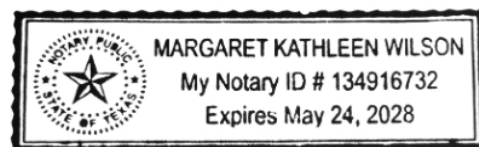
Affiant further says that the said Miami Herald is a newspaper published at Miami, in the said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Dade County, Florida each day and has been entered a second class mail matter at the post office in Miami, in said Miami-Dade County, Florida, for a period of two years next preceding the first publication of the attached copy of advertisement; and affiant further says that he/she has neither paid or promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper(s). The McClatchy Company complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 10th day of October in the year of 2024

*Margaret K. Wilson*

Notary Public in and for the state of Texas, residing in Dallas County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
MARCH 27, 2025**

**A. CALL TO ORDER**

Mrs. Perez called the March 27, 2025, 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 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 Herald* on October 10, 2024, as part of the District’s Fiscal Year 2024/2025 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 (*via phone*) 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.; General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, PA.; and District Engineer Alejandro Aleman.

Also present was Juan Calderon of Caltran Engineering and several members of the public.

**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. January 23, 2025, Regular Board Meeting**

The minutes of the January 23, 2025, 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 Sanfiel and unanimously passed approving the minutes of the January 23, 2025, Regular Board Meeting, as presented.

**G. NEW BUSINESS**

**1. Consider Resolution No. 2025-04 – Adopting a Fiscal Year 2025/2026 Proposed Budget**

Mrs. Perez presented Resolution No. 2025-04 and read the title into the record.:

## **RESOLUTION NO. 2025-04**

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2025/2026; AND PROVIDING AN EFFECTIVE DATE.**

Mrs. Perez advised the Board that the presented budget was based on estimated project costs, sinking funds, etc. She also noted that Board could reduce and/or increase amounts as needed.

The presented Debt Service Assessment is the same as last year. The Administrative Budget is about the same as last year. The Maintenance budget is unchanged.

The estimated available funds anticipated for 9-30-25 are projected to be in the range of \$190,000, this is in addition to the Roadway Reserve Funds (the District created a sinking fund that allows for the collection of funds towards the pavement replacement anticipated for 2027) and currently totals approximately \$624,000 and the Stormwater Management Reserve Funds total approximately \$170,300. Both of these Reserve Funds will increase on 10-1-25.

No carryover has been applied to the presented budget (\$0 was set up last year). Because the assessments presented for 2025/2026 are currently lower than the 2024/2025 assessment, no letters to the residents will be required.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and unanimously passed adopting Resolution No. 2025-04, as presented, approving a Proposed Budget for FY 2025/2026 and Setting the Public Hearing for finalization for May 29, 2025, at 6:00 p.m. at the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186; and further authorizing letters to the homeowners and advertisements as required.

## **H. OLD BUSINESS**

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

## **I. ADMINISTRATIVE MATTERS**

### **1. Financial Update**

Mrs. Perez presented the financial statement in the meeting book for Board review. She also noted that available funds as of February 28, 2025, were \$480,662.55.

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

### **2. Caltran Engineering Update Regarding Resident Request for Installation of Miami-Dade County “No Through” Signage on Property Located Off SW 120<sup>th</sup> Street**

Mrs. Perez advised, pursuant to Mr. Calderon, the information with respect to the request for installation of Miami-Dade County (the “County”) “No Through” signage on the County owned and maintained

property outside of the District's three (3) entrances/exits located off of SW 120<sup>th</sup> Street had been submitted to the Miami-Dade County DTPW Permit System pursuant to the County's request and is currently under review. A copy of the report was made available at the meeting.

### **3. Alvarez Engineering Update for Drainage Improvement Project Near Property Located at 12151 SW 122<sup>nd</sup> Path**

Mr. Aleman provided an update advising the Board that the AIA agreement was currently being worked on for this project.

### **4. Consider Alvarez Engineering Permit and Bid Plans for Traffic Deterrent Roadway Improvements Project**

Mr. Aleman made his presentation regarding the permit and bid plans for the traffic deterrent roadway improvements project and provided the Board with an overview and addressed their questions regarding the information presented. These plans are a result of the Board's direction, pursuant to a traffic study that was conducted and recommendations that were made by Caltran Engineering to assist with creating a plan to deter outside traffic from cutting through the community. The purpose of this project is a result of communications from the public expressing concerns over excess traffic cutting through the community at accelerated rates and contributing to the wear and tear of the District infrastructure.

Supervisor Van Tassel asked if the District Board would consider deferring the decision-making for the modifications to certain roads until a future meeting and further asked District management to notify the Association Board of the consideration the District would be making, thereby inviting the Association Board to provide any comments they may have on during the next scheduled meeting currently set for May 29, 2025, prior to the District making a final decision, allowing the Association Board the opportunity to voice their opinions before a final decision is made by the District. A discussion ensued and the Board agreed to the deferral.

### **5. Consider Stormwater Management Proposal for Required Permitting and Cleaning of Stormwater Drainage Structures.**

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and passed unanimously approving the engagement of services of Raptor Vac Systems pursuant to the proposal for the Class V Permit issuance and for the cleaning of seventy-four (74) stormwater management system structures (Catch Basins); and directing District Counsel to prepare an agreement and authorizing District management to execute same on behalf of the District.

## **J. DISTRICT COUNSEL REPORT**

### **1. Stormwater System Legal Requirements Update Memorandum**

Presented in the meeting materials was the Stormwater System Legal Requirements Update Memorandum for informational purposes.

## **K. ADDITIONAL BOARD MEMBER/STAFF COMMENTS**

There were no further comments from the Board Members or staff.

## **L. 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 6:36 p.m. The **MOTION** carried unanimously.

**ATTESTED BY:**

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

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



## MEMORANDUM

DATE: May 8, 2025

TO: Yamilet A. Senespleda, P.E., PTOE

FROM: Juan S. Calderon, P.E., PTOE and Kendall Breeze Community Development District (CDD)

SUBJECT: Kendall Breeze Traffic Study for Petition of signs along SW 120<sup>th</sup> Street

### 1.0 STUDY SITE

The Kendall Breeze community is non-gated with 3 entry/exit driveways that connect with Msgr. Bryan O. Walsh St / SW 120<sup>th</sup> Street and 2 entry/exit driveways that connect with SW 122<sup>nd</sup> Avenue. SW 120<sup>th</sup> Street is a four-lane, two-way west/eastbound road. SW 122<sup>nd</sup> Avenue is a four-lane, two-way north/southbound road. The street location and intersection's approach lane configuration are shown in **Figure 1**.

The posted speed limit for SW 120<sup>th</sup> Street is 35 mph, and both sides of the road maintain 6-foot sidewalks with a curb for the entire length of the corridor. The posted speed limit for 122<sup>nd</sup> Avenue is 30 mph, and both sides of the road maintain 6-foot sidewalks with a curb for the entire length of the corridor. Existing conditions are shown in **Figure 2**.

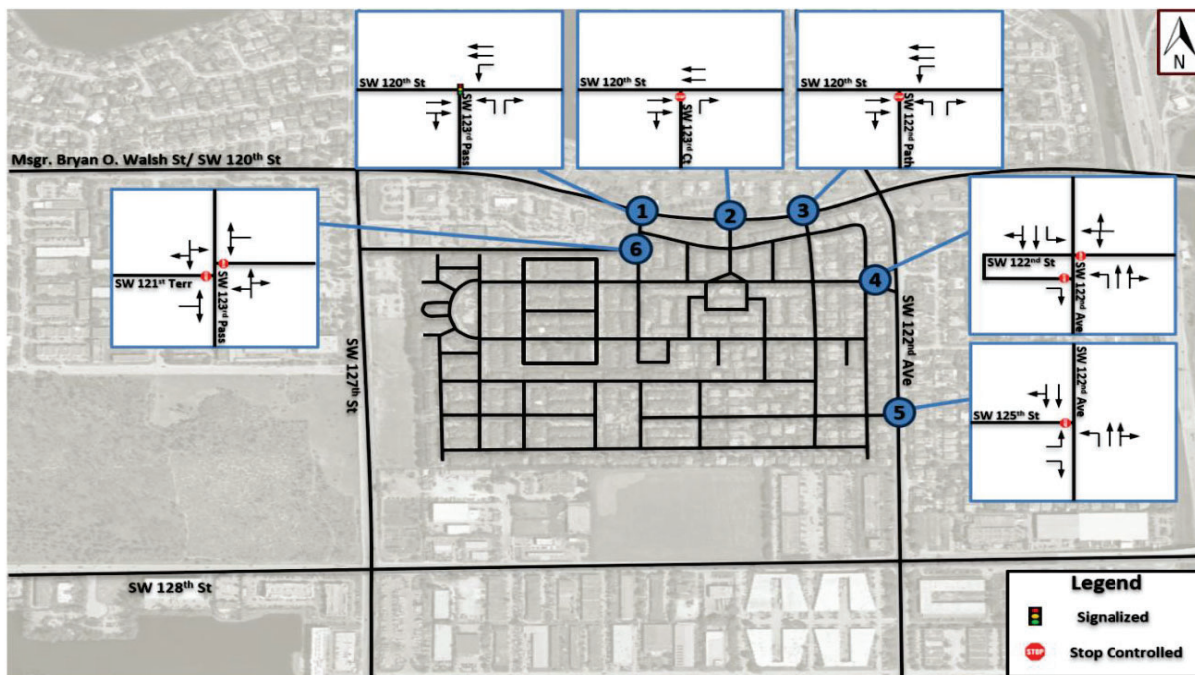


Figure 1. Existing Lane Configuration for Kendall Breeze Residential Community



Figure 2. Existing Conditions



## 2.0 DATA COLLECTION

Traffic data was collected during September 4<sup>th</sup>, 2024, at the intersections and stations identified in **Figure 3**. Raw data can be found in **Appendix A**. 24 Hour and Peak Volume Data Collection are shown in **Table 1**.

- a. Turning Movement Counts (TMCs) were collected at six (6) intersections, during peak AM and PM peak periods (7-9 AM & 4-6 PM), respectively.
  1. SW 120<sup>th</sup> Street & SW 123<sup>rd</sup> Pass.
  2. SW 120<sup>th</sup> Street & SW 123<sup>rd</sup> Court.
  3. SW 120<sup>th</sup> Street & SW 122<sup>nd</sup> Path.
  4. SW 122<sup>nd</sup> Street & SW 122<sup>nd</sup> Avenue.
  5. SW 125<sup>th</sup> Street & SW 122<sup>nd</sup> Avenue.
  6. SW 121<sup>st</sup> Terrace & SW 123<sup>rd</sup> Pass.
- b. 24-hour Volume Counts were collected at four locations.
  1. SW 122<sup>nd</sup> Street West of SW 122<sup>nd</sup> Path.
  2. SW 122<sup>nd</sup> Court South of SW 122<sup>nd</sup> Street.
  3. SW 123<sup>rd</sup> Terrace West of SW 123<sup>rd</sup> Avenue.
  4. SW 122<sup>nd</sup> Path North of SW 124<sup>th</sup> Terrace.



Figure 3. Data Collection Locations

*Table 1. 24-Hour and Peak Volume Data Collection Summary*

Location	ADT	AM Peak	PM Peak
SW 123 <sup>rd</sup> Pass South of SW 120 <sup>th</sup> Street	3430	209	262
SW 122 <sup>nd</sup> Street West of SW 122 <sup>nd</sup> Path	1373	178	107
SW 123 <sup>rd</sup> Terr West of SW 123 <sup>rd</sup> Ave	651	61	52
SW 122 <sup>nd</sup> Path South of SW 123 <sup>rd</sup> Terr	313	42	40
SW 122 <sup>nd</sup> Ct South of SW 122 <sup>nd</sup> Street	198	20	21

### 3.0 TRAFFIC ANALYSIS

Data collection indicates a significant number of vehicles as many as 227 vehicles in the morning peak are bypassing main roads and entering the Kendall Breeze community. Many of these vehicles (118 vehicles) are using SW 121<sup>st</sup> Terrace along the back of the South Kendall Square by performing eastbound right turn onto SW 123<sup>rd</sup> Pass to cut through the community.

Additionally, many drivers are avoiding the congested westbound left-turn congestion at the intersection of SW 120<sup>th</sup> Street and SW 122<sup>nd</sup> Avenue by instead entering the Kendall Breeze community at the intersection of SW 122<sup>nd</sup> Path and SW 123<sup>rd</sup> Pass. From there, they cut through residential streets to reach SW 122<sup>nd</sup> Avenue and head southbound aiming to reach the new ramps to SR 874 at SW 128 Street.

Furthermore, eastbound vehicles on SW 120<sup>th</sup> Street, rather than waiting to make a eastbound right turn at the intersection of SW 120<sup>th</sup> Street and SW 122<sup>nd</sup> Avenue, are entering the community by performing a right turn at the intersections of SW 120<sup>th</sup> Street with SW 123<sup>rd</sup> Pass and SW 120<sup>th</sup> Street with SW 122<sup>nd</sup> Path. These drivers then use residential streets to bypass congestion at the intersection and eventually exiting onto SW 122<sup>nd</sup> Avenue.

This influx of non-residential traffic is causing concerns among residents, as it leads to increased noise, safety risks, and potential congestion in the Kendall Breeze neighborhood. The growing trend of cut-through traffic in the area is exacerbating these issues, as observed during field studies, and contributing to concerns about congestion, noise, and safety for residents. Vehicle daily volumes, along with the highlighted entries and exits into and out of the community, are shown in **Figure 4**.

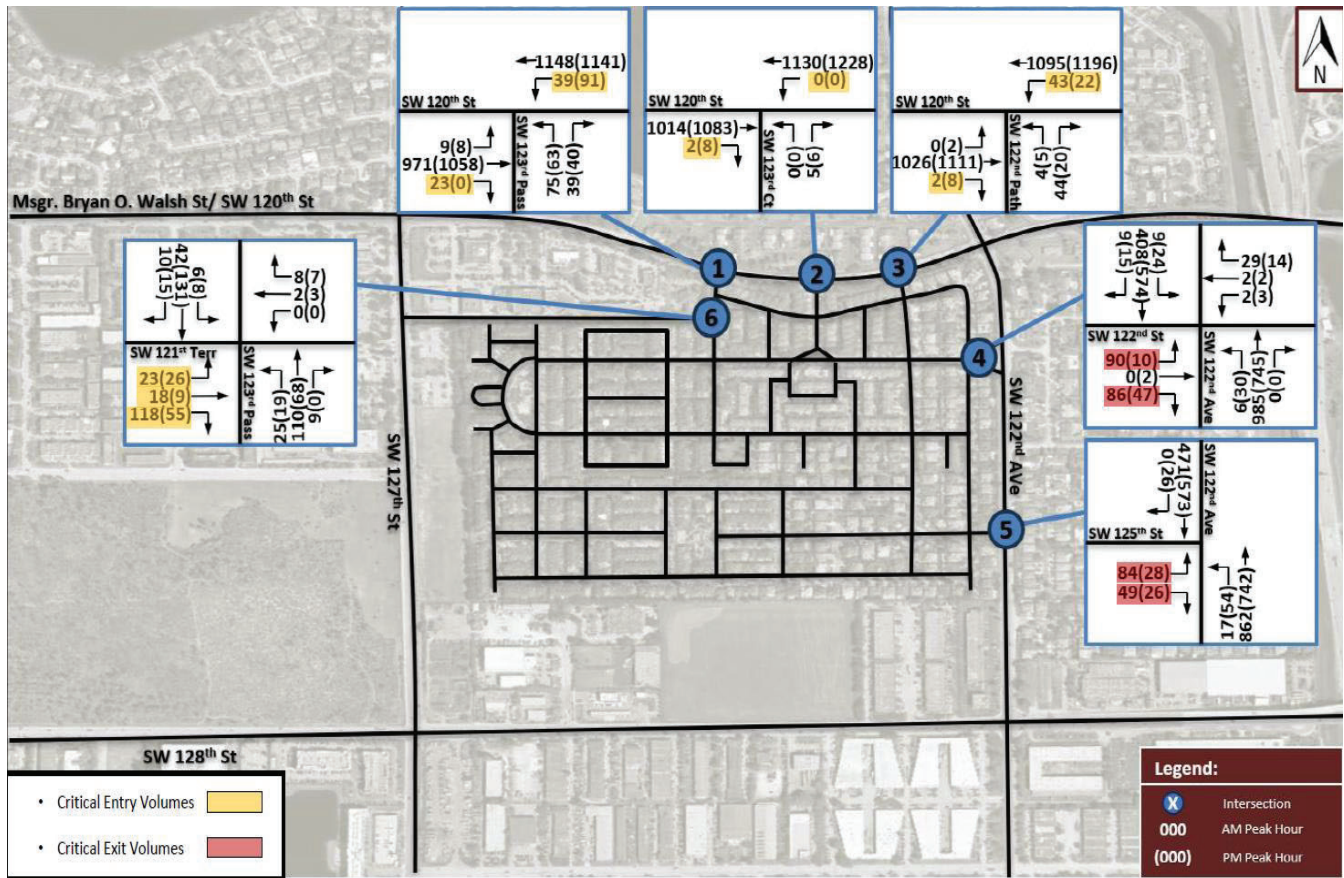


Figure 4. Vehicle Daily Volumes

### **3.0 RECOMMENDATIONS**

To address the growing issue of cut-through traffic in the Kendall Breeze community, several measures can be implemented to improve traffic flow and ensure the safety and well-being of residents. The conditions outlined in this report aim to enhance mobility for both motorized and non-motorized traffic within the Kendall Breeze study area. A thorough evaluation has been conducted, assessing all potential configurations for improving the roadway network.

The objective of the alternative development process is to reduce the amount of cut-through traffic in Kendall Breeze while redesigning typical roadway sections to fit within the existing right-of-way. This involves incorporating traffic calming measures, which consist of physical interventions aimed at minimizing the negative impacts of motor vehicle use, modifying driver behavior, and improving conditions for non-motorized street users. These measures will not only reduce cut-through traffic but also enhance safety for motorists, cyclists, and pedestrians.

The latest Miami-Dade County Traffic Flow Modifications policy on criterion for residential local streets calls for at least 150 vehicles per hour minimum volume for implementation of traffic calming and/or cut-through traffic of greater than 25%. As noted, as many as 227 vehicles during the AM peak period are entering the community which is as high as 32% of the overall morning traffic which is not natural for these type of residential communities for which most of the traffic are expected to exit at that specific period.

In addition, even though traffic along SW 121<sup>st</sup> Terrace is not under County jurisdiction internal modifications within the Community are expected to transfer this traffic to SW 120 Street deterring measures to avoid keeping cutting through this community are required.

As a result, the installation of "No Right Turns, Monday-Friday 7:00 AM to 9:00 AM" signs at the SW 120<sup>th</sup> Street entrances to Kendall Breeze to prevent eastbound vehicles from using the community as a cut-through are recommended.

Additionally, “No Left Turns, Monday-Friday 7:00 AM to 9:00 AM” signs to be placed at the same entrances to prevent westbound left turn vehicles from entering the community and using it as a shortcut to main roads.

Thus, resulting from this study, it is respectfully requested the installation of regulatory signs that restrict right and left turn movements to enter the community during AM peak hours included as part of the recommendations presented herein in **Figure 5**.



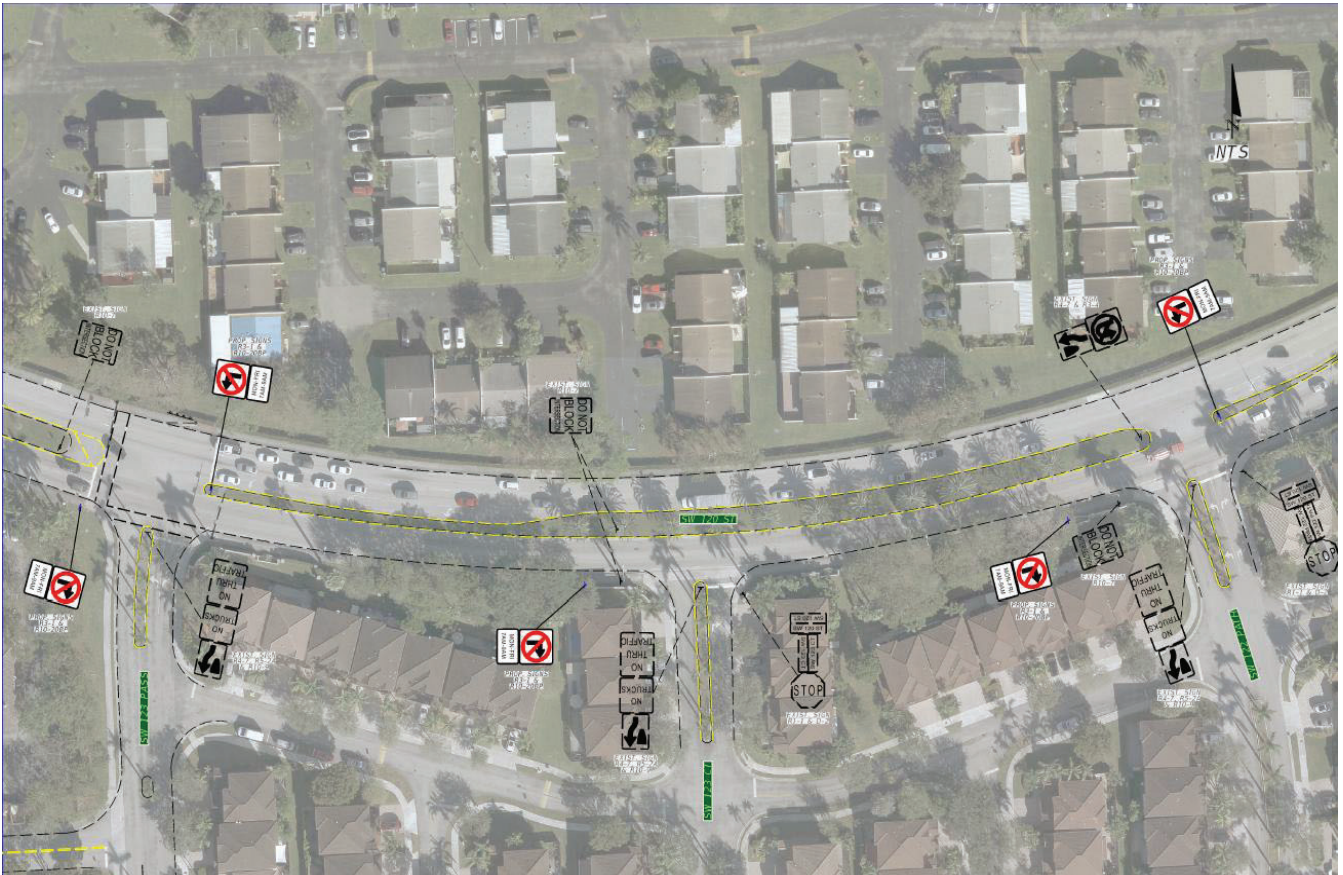


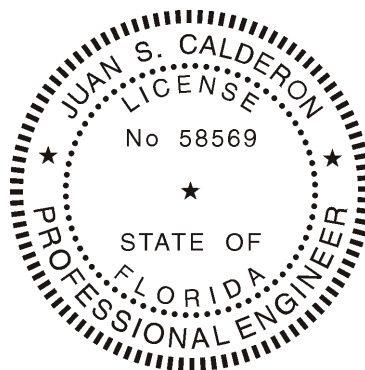
Figure 5. Proposed Conditions

### Engineer's Certification

I, Juan S. Calderon, certify that I currently hold an active Professional Engineer's License in the State of Florida and I am competent through education and experience to provide engineering services in the civil and traffic engineering disciplines contained in this report. I further certify that this report was prepared by me, or under my responsible charge, as required by Chapter 61G15-18. F.A.C. and that all statements, conclusions and recommendations made herein are true and correct to the best of my knowledge and ability.

**Project:** Kendall Breeze – Memorandum  
**Location:** 12300 SW 125<sup>th</sup> Street, Miami, FL 33186  
**Client:** Kendall Breeze Community  
**Report Prepared by:** CALTRAN Engineering Group, Inc.  
790 NW 109<sup>th</sup> Avenue Suite 200  
Miami, FL 33172  
Certificate of Authorization 29379

I acknowledge that the procedures and references used to develop the results contained in this report are standards to the professional practice of transportation engineering as applied through professional judgement and experience.



THIS ITEM HAS BEEN DIGITALLY SIGNED  
AND SEALED BY

**Juan S Calderon**  
**2025.05.08 15:11:41 -04'00'**

ON THE DATE ADJACENT TO THE SEAL

PRINTED COPIES OF THIS DOCUMENT ARE  
NOT CONSIDERED SIGNED AND SEALED  
AND THE SIGNATURE MUST BE VERIFIED ON  
ANY ELECTRONIC COPIES.

CALTRAN ENGINEERING GROUP  
790 NW 107 AVENUE, Suite 200  
MIAMI, FL 33172  
CERTIFICATE OF AUTHORIZATION 29379  
JUAN S. CALDERON, P.E. NO. 58569

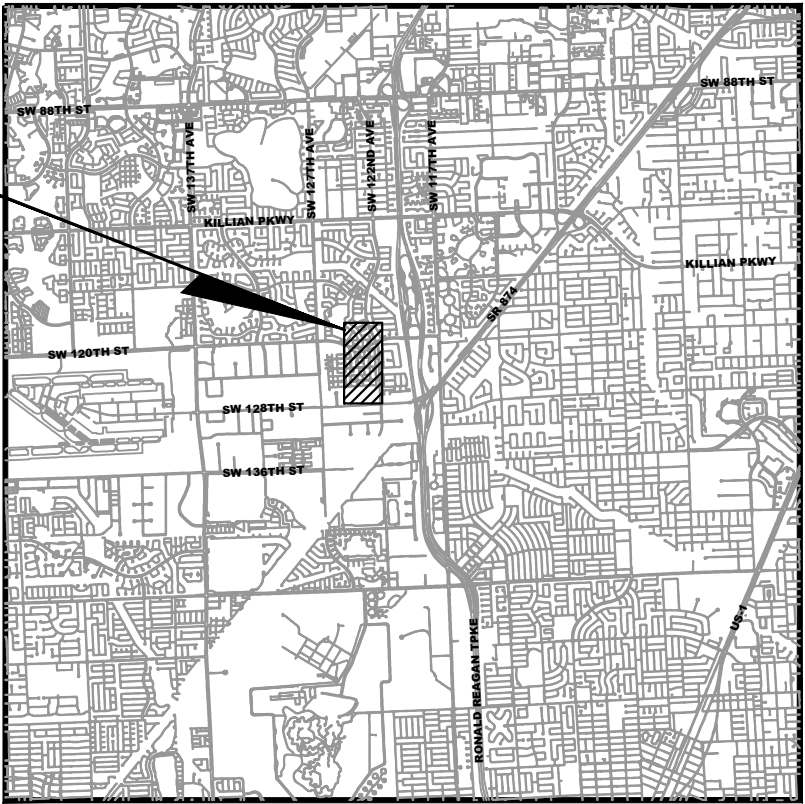
INDEX OF DRAINAGE REPAIR PLAN

SHEET NO.	SHEET DESCRIPTION
1	COVER SHEET
2	TABULATION OF QUANTITIES
3-6	ROADWAY PLANS
7-10	S&PM PLANS

KENDALL BREEZE CDD  
PROPOSED ROADWAY  
IMPROVEMENTS

CITY OF MIAMI  
MIAMI-DADE COUNTY, FLORIDA 33186

PROJECT LOCATION



LOCATION PLAN  
MIAMI-DADE COUNTY  
T56/R40/S01&02

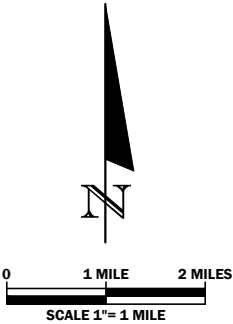
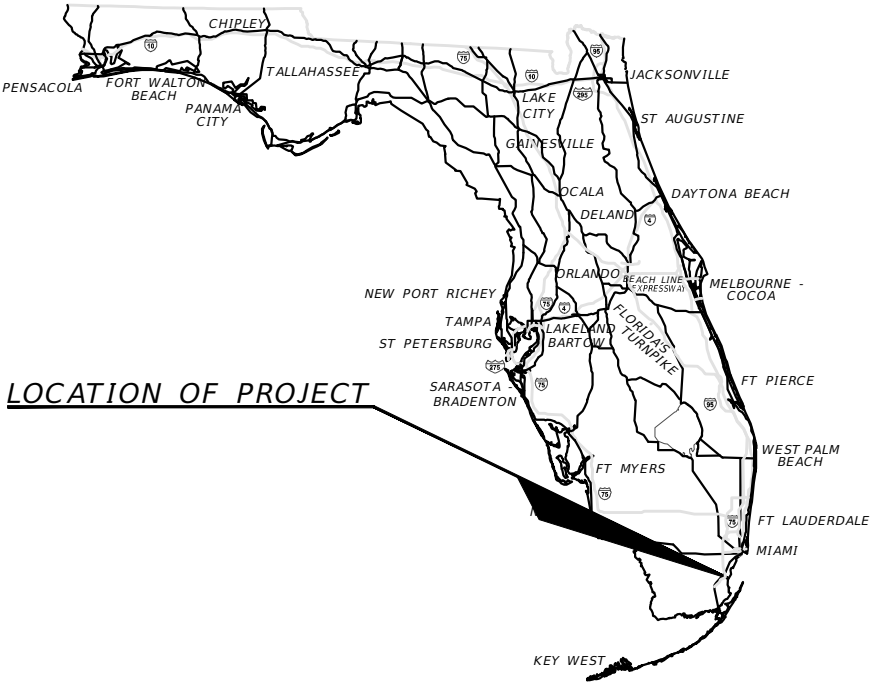
GOVERNING DESIGN STANDARDS:

THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE WITH AND ARE GOVERNED BY THE MIAMI-DADE COUNTY PUBLIC WORKS DEPARTMENT STANDARDS AND SPECIFICATIONS PARTS 1, 2 AND 3. THE MANUAL OF UNIFORM MINIMUM STANDARDS FOR DESIGN, CONSTRUCTION AND MAINTENANCE FOR STREETS AND HIGHWAYS. THE FLORIDA DEPARTMENT OF TRANSPORTATION CURRENT ROADWAY AND TRAFFIC DESIGN STANDARDS, AND THE FLORIDA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS, AS AMENDED BY CONTRACT DOCUMENTS.



Call 811 or [www.sunshine811.com](http://www.sunshine811.com) two full business days before digging to have utilities located and marked.

*Check positive response codes before you dig!*



Alvarez Engineers, Inc.

FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538  
8935 NW 35 Lane, Suite 101  
Doral, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

FEBRUARY 2025

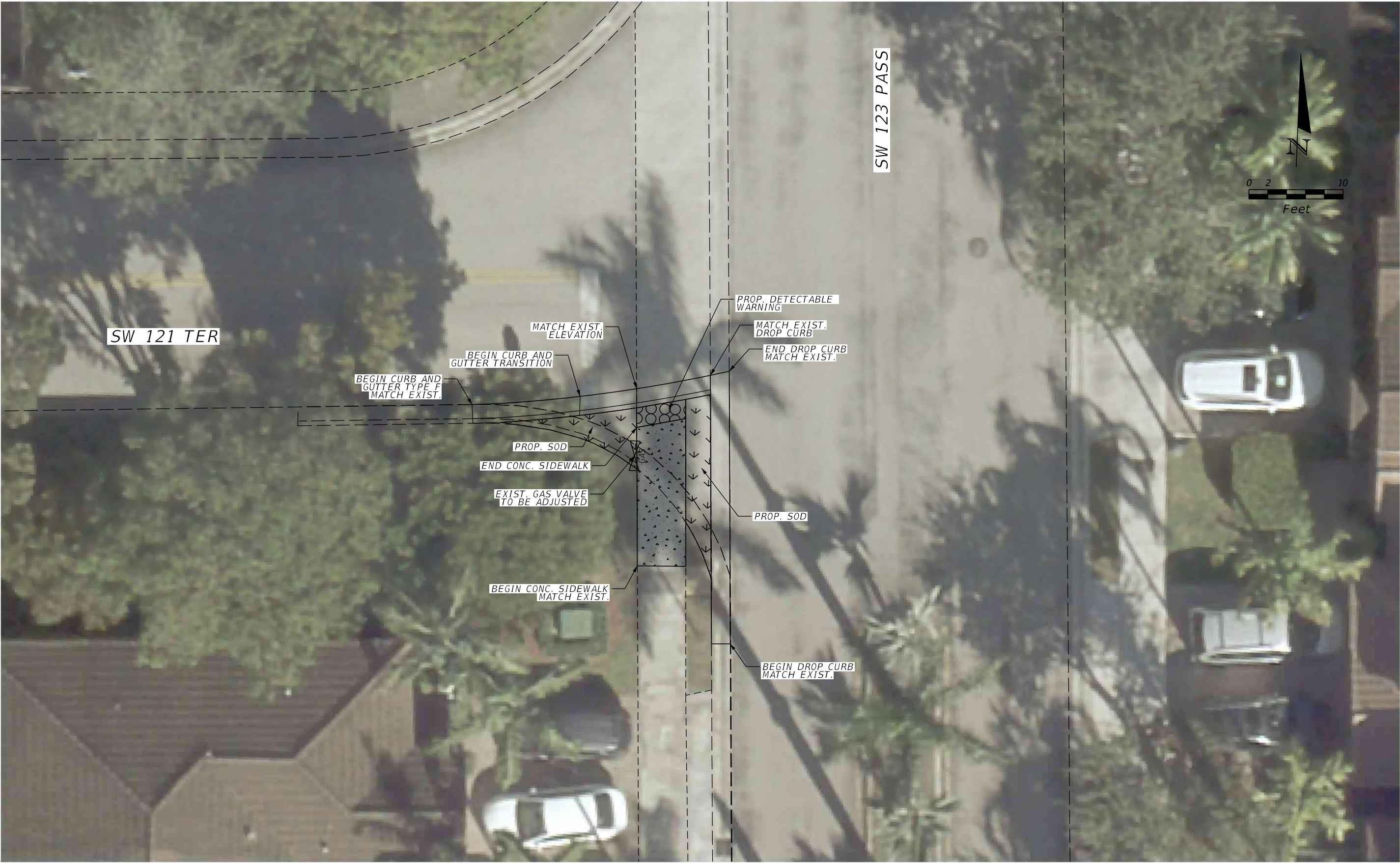
SHEET  
NO.

TABULATION OF QUANTITIES

PAY ITEM NO.	DESCRIPTION	UNIT			GRAND TOTAL	
			PLAN	FINAL	PLAN	FINAL
0101-1	MOBILIZATION	LS	1		1	
0102-1	MAINTENANCE OF TRAFFIC	LS	1		1	
0104-18	INLET PROTECTION SYSTEM	EA	9		9	
0110-1-1	CLEARING & GRUBBING	AC	0.045		0.045	
0110-4-10	REMOVAL OF EXISTING CONCRETE	SY	37.8		37.8	
0120-1	REGULAR EXCAVATION	CY	33.5		33.5	
0125-3	SELECT BEDDING MATERIAL (SAND)	CY	7.3		7.3	
0285-706	OPTIONAL BASE, BASE GROUP 06 (BASEROCK)	SY	54.6		54.6	
0520-1-10	CONCRETE CURB, TYPE F	LF	75		75	
0520-2-2	CONCRETE CURB, TYPE B	LF	258		258	
0520-2-4	CONCRETE CURB, TYPE D	LF	212		212	
0522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	8.7		8.7	
0526-1-2	PAVERS, ARCHITECTURAL, SIDEWALK	SY	273.0		273	
0527-2	DETECTABLE WARNINGS	SF	10.7		10.7	
0570-1-3	PERFORMANCE TURF, SOD AND SOIL- SHOULDER TREATMENT INDEX 570-010	SY	125.4		125.4	
0700-1-111	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, LESS THAN 12 SF	EA	21		21	
0700-1-600	SINGLE COLUMN GROUND SIGN ASSEMBLY, REMOVE	EA	2		2	
0700-3-101	SIGN PANEL, FURNISH & INSTALL GROUND MOUNT, UP TO 12 SF	EA	8		8	
0700-3-501	SIGN PANEL, RELOCATE, UP TO 12 SF	EA	1		1	
0706-1-3	RAISED PAVEMENT MARKER, TYPE B	EA	288		288	
0711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	81		81	
0711-11-224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	10		10	
0711-16-201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	0.142		0.142	

REVISIONS				ALVAREZ ENGINEERS, INC.	KENDALL BREEZE CDD ROADWAY IMPROVEMENTS	TABULATION OF QUANTITIES	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION				
				FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538 8935 N.W. 35 Lane, Suite 101 Miami, Florida 33172 Tel. (305) 640-1345 Fax (305) 640-1346			2





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

**ALVAREZ ENGINEERS, INC.**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538  
8935 N.W. 35 Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**ROADWAY PLANS**

**SHEET NO.**  
  
**3**





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

**ALVAREZ ENGINEERS, INC.**  
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**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**ROADWAY PLANS**

**SHEET  
NO.  
4**





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

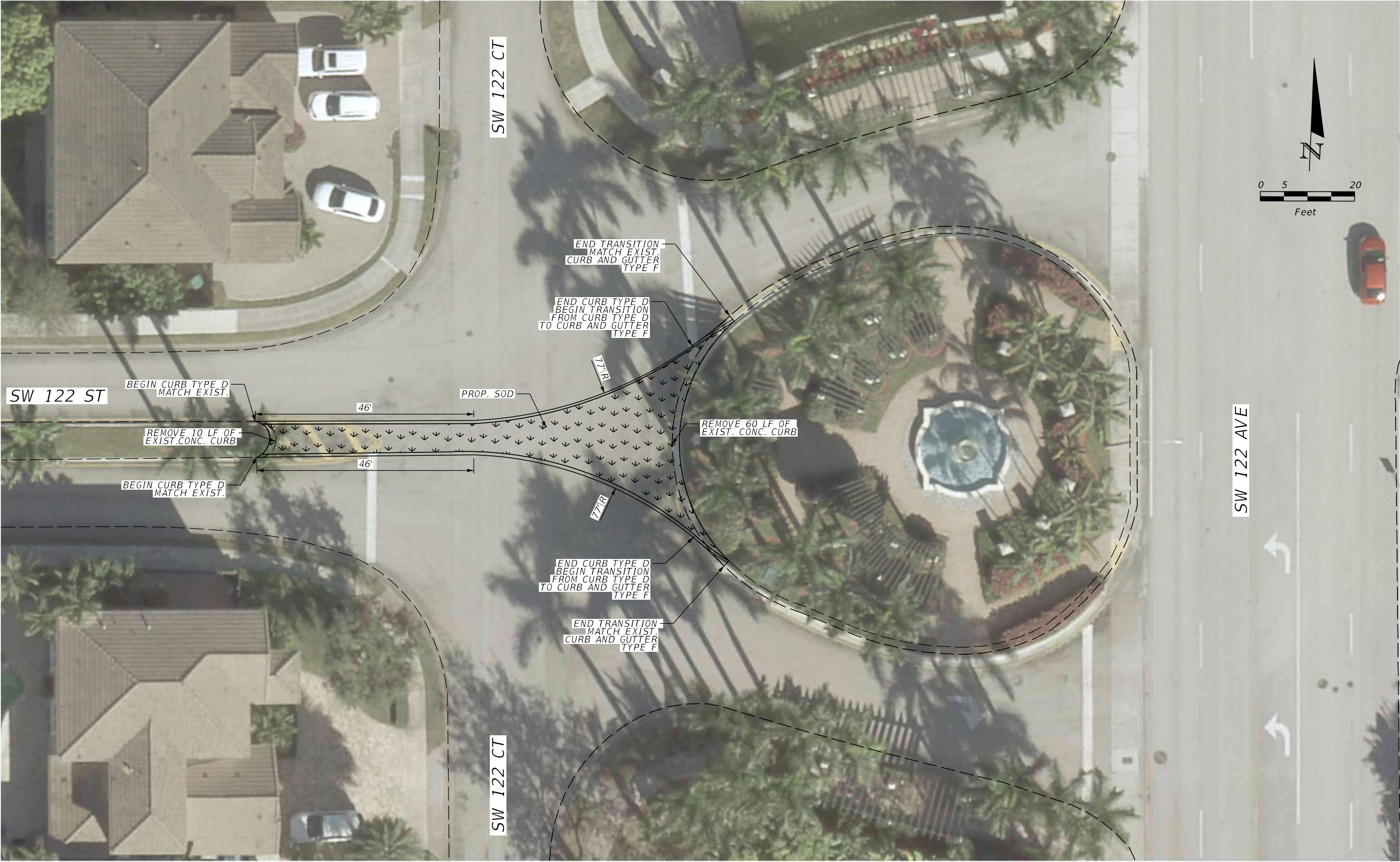
**ALVAREZ ENGINEERS, INC.**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538  
8935 N.W. 35 Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**ROADWAY PLANS**

**SHEET  
NO.  
5**





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

**ALVAREZ ENGINEERS, INC.**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538  
8935 N.W. 35 Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

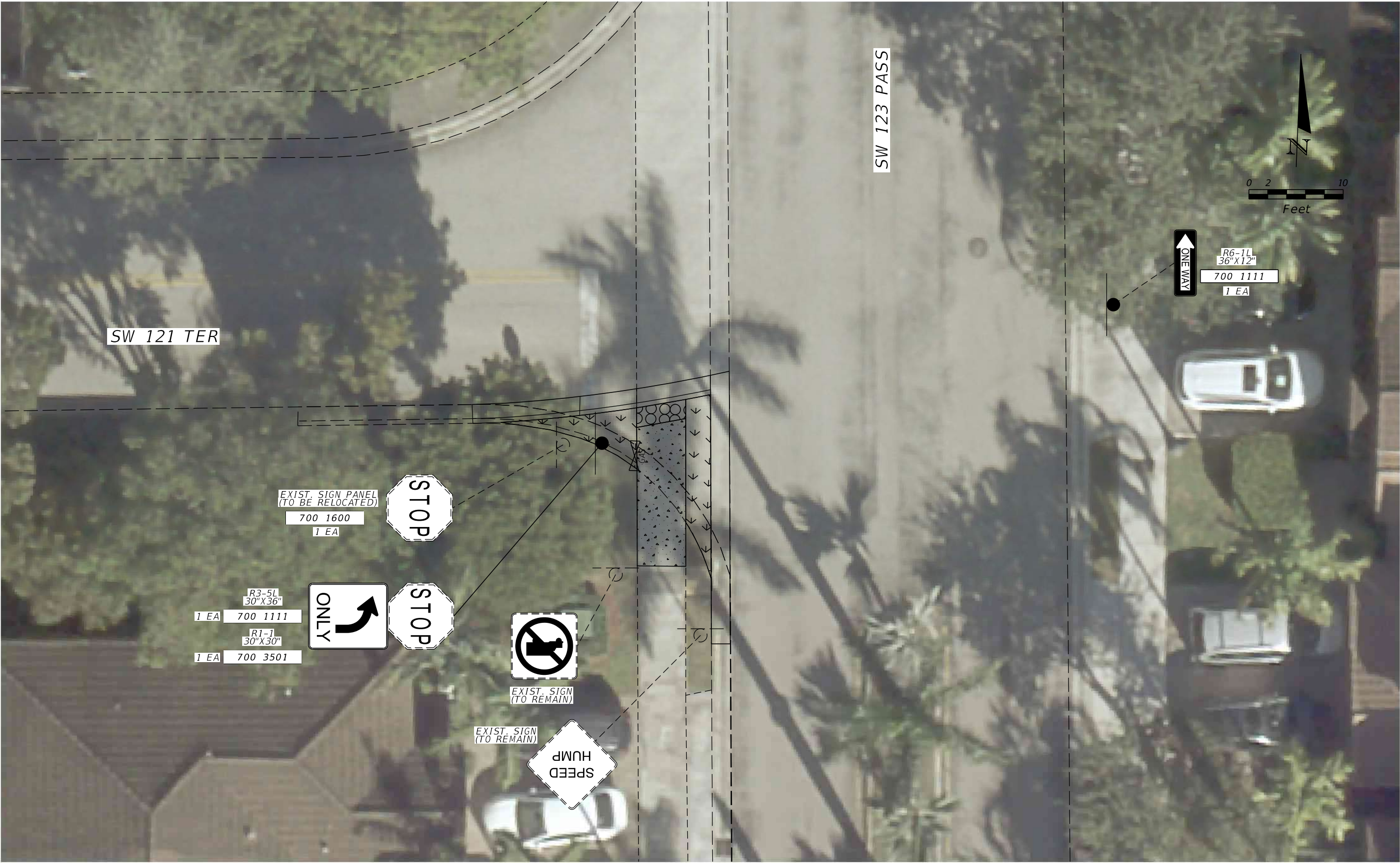
**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**ROADWAY PLANS**

**SHEET  
NO.  
6**

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REVISIONS			
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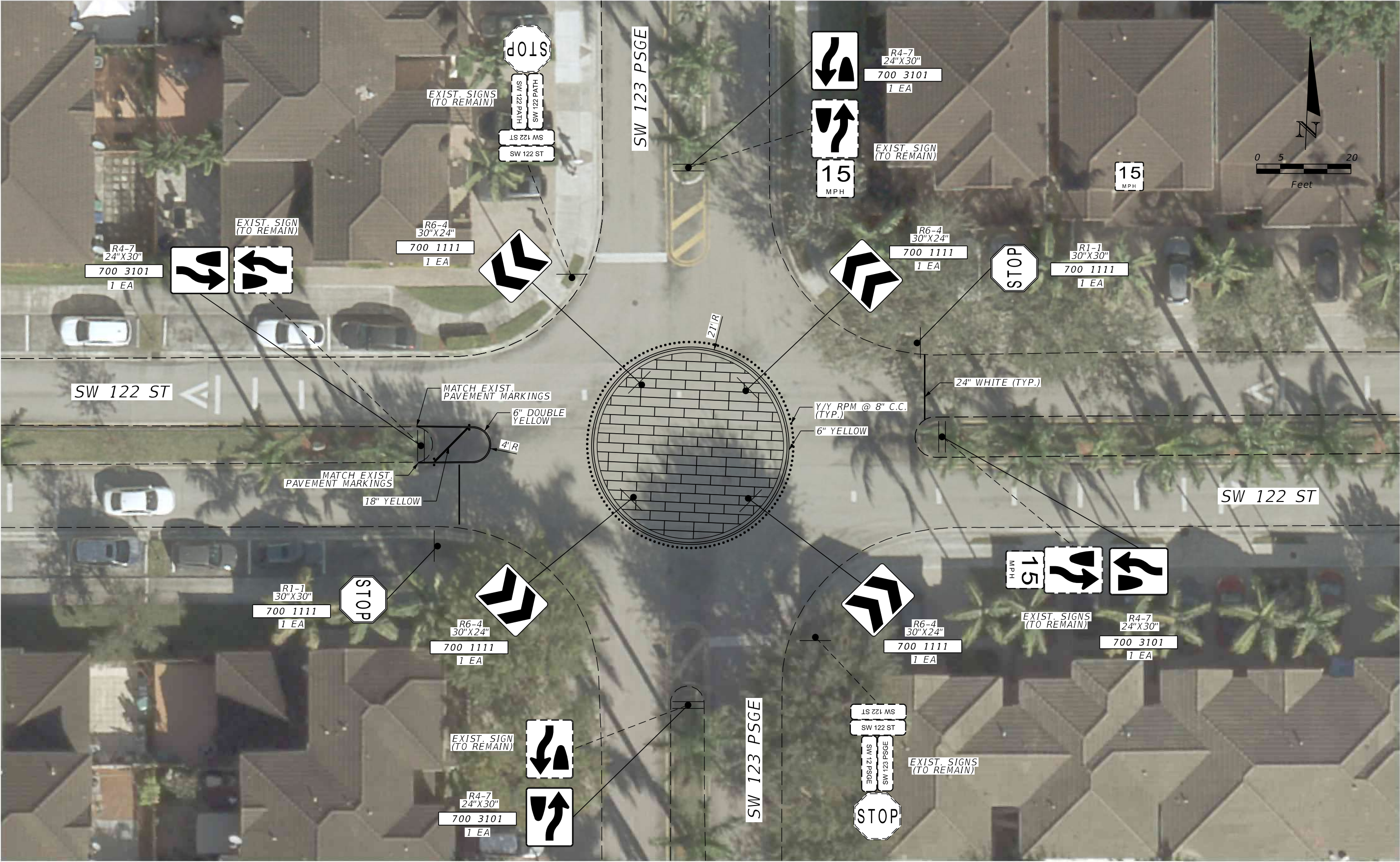
**ALVAREZ ENGINEERS, INC.**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538  
8935 N.W. 35 Lane, Suite 101  
Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**S&PM PLANS**

**SHEET NO.**  
**7**





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

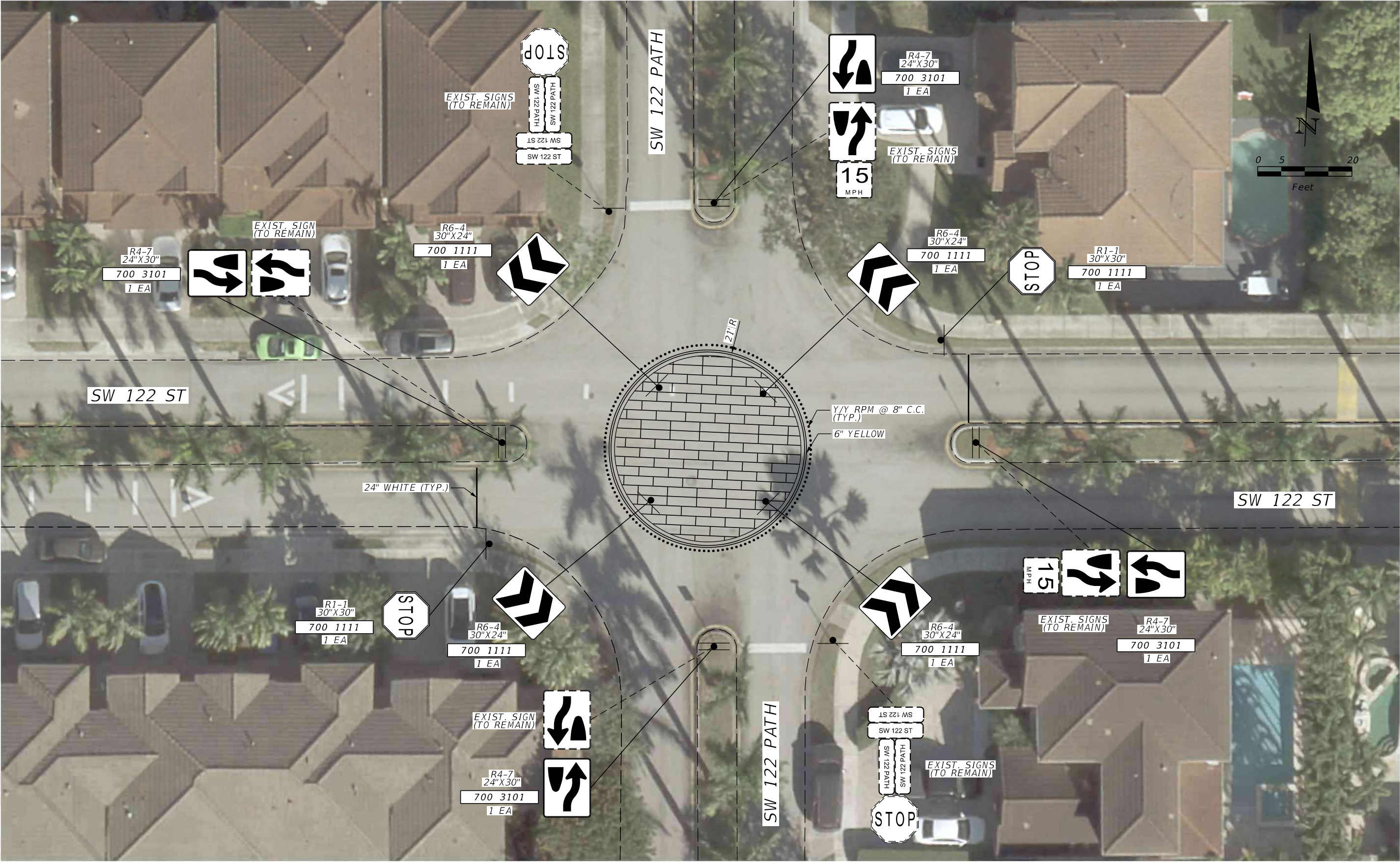
**ALVAREZ ENGINEERS, INC.**  
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Tel. (305) 640-1345 Fax (305) 640-1346

**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**S&PM PLANS**

**SHEET  
NO.**  
  
8





REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

**ALVAREZ ENGINEERS, INC.**  
FLORIDA CERTIFICATE OF AUTHORIZATION No. 7538  
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**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**S&PM PLANS**

**SHEET  
NO.**  
  
9

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REVISIONS			
DATE	DESCRIPTION	DATE	DESCRIPTION

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Miami, Florida 33172  
Tel. (305) 640-1345 Fax (305) 640-1346

**KENDALL BREEZE CDD  
ROADWAY IMPROVEMENTS**

**S&PM PLANS**

**SHEET NO.**  
  
**10**

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KENDALL BREEZE CDD						
Estimate of Construction Costs Proposed Radway Improvements						
ITEM NO.	FDOT PAY ITEM NO.	DESCRIPTION OF WORK	UNIT	QUANTITY	UNIT PRICE (\$/UNIT)	COST (\$)
1	0104-18	INLET PROTECTION SYSTEM	EA	9	\$ 118.73	\$ 1,068.57
2	0110-1-1	CLEARING & GRUBBING	AC	0.045	\$ 228,836.47	\$ 10,297.64
3	0110-4-10	REMOVAL OF EXISTING CONCRETE	SY	37.8	\$ 34.64	\$ 1,309.39
4	0120-1	REGULAR EXCAVATION	CY	33.5	\$ 16.08	\$ 537.91
5	0125-3	SELECT BEDDING MATERIAL (SAND)	CY	7.3	\$ 1,000.00	\$ 7,279.88
6	0285-706	OPTIONAL BASE, BASE GROUP 06 (BASEROCK)	SY	54.6	\$ 17.00	\$ 928.18
7	0520-1-10	CONCRETE CURB, TYPE F	LF	75	\$ 42.46	\$ 3,184.50
8	0520-2-2	CONCRETE CURB, TYPE B	LF	258	\$ 112.22	\$ 28,952.76
9	0520-2-4	CONCRETE CURB, TYPE D	LF	212	\$ 38.53	\$ 8,168.36
10	0522-2	CONCRETE SIDEWALK AND DRIVEWAYS, 6" THICK	SY	8.7	\$ 86.39	\$ 751.59
11	0526-1-2	PAVERS, ARCHITECTURAL, SIDEWALK	SY	273	\$ 67.59	\$ 18,452.07
12	0527-2	DETECTABLE WARNINGS	SF	10.7	\$ 41.28	\$ 441.70
13	0570-1-3	PERFORMANCE TURF, SOD AND SOIL- SHOULDER TREATMENT INDEX 570-010	SY	125.4	\$ 8.05	\$ 1,009.47
14	0700-1-111	SINGLE COLUMN GROUND SIGN ASSEMBLY, F&I GROUND MOUNT, LESS THAN 12 SF	EA	21	\$ 444.48	\$ 9,334.08
15	0700-1-600	SINGLE COLUMN GROUND SIGN ASSEMBLY, REMOVE	EA	2	\$ 39.40	\$ 78.80
16	0700-3-101	SIGN PANEL, FURNISH & INSTALL GROUND MOUNT, UP TO 12 SF	EA	8	\$ 280.62	\$ 2,244.96
17	0700-3-501	SIGN PANEL, RELOCATE, UP TO 12 SF	EA	1	\$ 142.39	\$ 142.39
18	0706-1-3	RAISED PAVEMENT MARKER, TYPE B	EA	288	\$ 4.52	\$ 1,301.76
19	0711-11-125	THERMOPLASTIC, STANDARD, WHITE, SOLID, 24" FOR STOP LINE AND CROSSWALK	LF	81	\$ 5.10	\$ 413.10
20	0711-11-224	THERMOPLASTIC, STANDARD, YELLOW, SOLID, 18" FOR DIAGONAL OR CHEVRON	LF	10	\$ 3.90	\$ 39.00
21	0711-16-201	THERMOPLASTIC, STANDARD-OTHER SURFACES, YELLOW, SOLID, 6"	GM	0.142	\$ 5,972.61	\$ 848.11
PARKING WIDENING SUBTOTAL						\$ 96,784.22
22	-	CONTINGENCY (20%)	LS	1	\$ 19,356.84	\$ 19,356.84
23	101-1	MOBILIZATION (20%)	LS	1	\$ 19,356.84	\$ 19,356.84
24	102-1	MAINTENANCE OF TRAFFIC (5%)	LS	1	\$ 9,678.42	\$ 9,678.42
GENERAL SUBTOTAL						\$ 145,176.32
GRAND TOTAL						\$ 146,000.00

**RESOLUTION NO. 2025-06**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2025/2026 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, it is necessary for the Kendall Breeze Community Development District ("District") to establish a regular meeting schedule for fiscal year 2025/2026; and

**WHEREAS**, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2025/2026 which is attached hereto and made a part hereof as Exhibit "A".

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:**

**Section 1.** The above recitals are hereby adopted.

**Section 2.** The regular meeting schedule, time and location for meetings for fiscal year 2025/2026 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

**PASSED, ADOPTED and EFFECTIVE** this 29<sup>th</sup> day of May, 2025.

**ATTEST:**

**KENDALL BREEZE  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025/2026 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 125<sup>th</sup> Court, Miami, Florida 33186 at 6:00 p.m. on the following dates:

**October 23, 2025  
January 22, 2026  
March 26, 2026  
May 28, 2026  
August 28, 2026**

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

**PUBLISH: MIAMI HERALD 00/00/25**

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
142043	659835	Print Legal Ad-IPL02314980 - IPL0231498		1	72 L

**Attention:** Laura J. Archer

Kendall Breeze Community Development District  
c/o Special District Services, Inc.  
2501A Burns Road  
Palm Beach Gardens, Florida 33410  
LArcher@sdsinc.org

**Notice of Public Hearing  
and Regular Board  
Meeting of the  
Kendall Breeze Community  
Development District**

The Board of Supervisors of the Kendall Breeze Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 29, 2025, at 6:00 p.m., or as soon thereafter as the meeting can be heard, at the Kendall Breeze Community Clubhouse No. 1 located at 12300 SW 125th Court, Miami, Florida 33186.

The purpose of the Public Hearing is to receive public comment on the Fiscal Year 2025/2026 Proposed Final Budget of the District. The purpose of the Regular Board Meeting is for the Board to consider any/all business which may come before it. A copy of the Budget and/or the Agenda may be obtained from the District's website ([www.kendallbreezecdd.org](http://www.kendallbreezecdd.org)) or from the offices of the District Manager, 2501A Burns Road, Palm Beach Gardens, Florida 33410, during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Supervisors will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Supervisors may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at (561) 630-4922, and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

**Kendall Breeze Community  
Development District**  
[www.kendallbreezecdd.org](http://www.kendallbreezecdd.org)

IPL0231498  
May 9, 16 2025

**PUBLISHED DAILY  
MIAMI-DADE-FLORIDA**

**STATE OF FLORIDA  
COUNTY OF MIAMI-DADE**

Before the undersigned authority personally appeared, Mary Castro, who on oath says that he/she is Custodian of Records of the The Miami Herald, a newspaper published in Miami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print in the issues and dates listed below.

2 insertion(s) published on:

05/09/25, 05/16/25

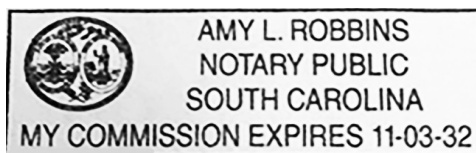
Affiant further says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

*Mary Castro*

Sworn to and subscribed before me this 16th day of  
May in the year of 2025

*Amy Robbins*

Notary Public in and for the state of South Carolina,  
residing in Beaufort County



Extra charge for lost or duplicate affidavits.  
Legal document please do not destroy!



**RESOLUTION NO. 2025-05**

**A RESOLUTION OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2025/2026 BUDGET.**

**WHEREAS**, the Kendall Breeze Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and,

**WHEREAS**, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non ad-valorem assessments upon the properties within the District.

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

**Section 1.** The Final Budget and Final Special Assessment Roll for Fiscal Year 2025/2026 attached hereto as Exhibit “A” is approved and adopted, and the assessments set forth therein shall be levied.

**Section 2.** The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

**PASSED, ADOPTED and EFFECTIVE** this 29<sup>th</sup> day of May, 2025

**ATTEST:**

**KENDALL BREEZE  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairperson/Vice Chairperson

# Kendall Breeze Community Development District

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

# **CONTENTS**

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

**FINAL 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 FINAL 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 FINAL 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 2022/2023	Fiscal Year 2023/2024	Fiscal Year 2024/2025	Fiscal Year 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 :

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  
Community Development District

**Financial Report For  
April 2025**



**Kendall Breeze Community Development District**  
**Budget vs. Actual**  
**October 2024 through April 2025**

	<b>Oct 24 - April 25</b>	<b>24/25 Budget</b>	<b>\$ Over Budget</b>	<b>% of Budget</b>
<b>Income</b>				
363.100 · Admin Assessment Income	87,837.01	89,538.00	-1,700.99	98.1%
363.101 · Maint Assessment Income	255,294.77	262,766.00	-7,471.23	97.16%
363.810 · Debt Assessments	419,548.87	431,824.00	-12,275.13	97.16%
363.820 · Debt Assessments-Pd To Trustee	-399,644.40	-405,915.00	6,270.60	98.46%
363.830 · Assessment Fees	-7,330.32	-15,682.00	8,351.68	46.74%
363.831 · Assessment Discounts	-28,813.75	-31,365.00	2,551.25	91.87%
369.401 · Interest Income	20,548.78	960.00	19,588.78	2,140.5%
<b>Total Income</b>	<b>347,440.96</b>	<b>332,126.00</b>	<b>15,314.96</b>	<b>104.61%</b>
<b>Gross Profit</b>	<b>347,440.96</b>	<b>332,126.00</b>	<b>15,314.96</b>	<b>104.61%</b>
<b>Expense</b>				
511.308 · Traffic Enforcement	2,400.00	10,000.00	-7,600.00	24.0%
511. · Professional Fees				
511.310 · Engineering	10,860.00	11,000.00	-140.00	98.73%
511.315 · Legal Fees	4,967.50	13,000.00	-8,032.50	38.21%
511.320 · Audit Fees	0.00	3,900.00	-3,900.00	0.0%
<b>Total 511. · Professional Fees</b>	<b>15,827.50</b>	<b>27,900.00</b>	<b>-12,072.50</b>	<b>56.73%</b>
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	2,619.00	15,000.00	-12,381.00	17.46%
511.306 · Roadway Imp/Reserve	12,000.00	155,000.00	-143,000.00	7.74%
511.307 · Drainage Improvements/Reserve	0.00	56,000.00	-56,000.00	0.0%
511.311 · Management Fees	20,216.00	34,656.00	-14,440.00	58.33%
511.312 · Secretarial Fees	3,500.00	6,000.00	-2,500.00	58.33%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	7,831.00	8,290.00	-459.00	94.46%
511.480 · Legal Advertisements	701.65	2,000.00	-1,298.35	35.08%
511.512 · Miscellaneous	288.50	950.00	-661.50	30.37%
511.513 · Postage and Delivery	124.47	975.00	-850.53	12.77%
511.514 · Office Supplies	341.95	700.00	-358.05	48.85%
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>	<b>69,129.39</b>	<b>332,126.00</b>	<b>-262,996.61</b>	<b>20.81%</b>
<b>Net Income</b>	<b>278,311.57</b>	<b>0.00</b>	<b>278,311.57</b>	<b>100.0%</b>

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**MONTHLY FINANCIAL REPORT**  
**APRIL 2025**

	Annual Budget 10/1/24 - 9/30/25	Actual Apr-25	Year To Date Actual 10/1/24 - 4/30/25
<b>REVENUES</b>			
Administrative Assessments	89,538	2,666	87,837
Maintenance Assessments	262,766	7,822	255,295
Debt Assessments	431,824	12,854	419,549
Other Revenues	0	0	0
Interest Income	960	0	20,549
<b>Total Revenues</b>	<b>\$ 785,088</b>	<b>\$ 23,342</b>	<b>\$ 783,230</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Maintenance/Contingency (Storm Drain Cleaning)	15,000	2,619	2,619
Roadway Improvements/Reserve	155,000	0	12,000
Drainage Improvements/Reserve	56,000	0	0
Traffic Enforcement - Off-Duty Police	10,000	0	2,400
Engineering/Inspections	11,000	1,068	10,860
<b>Total Maintenance Expenditures</b>	<b>\$ 247,000</b>	<b>\$ 3,687</b>	<b>\$ 27,879</b>
<b>Administrative Expenditures</b>			
Supervisor Fees	6,000	800	1,800
Payroll Taxes (Employer)	480	61	138
Management	34,656	2,888	20,216
Secretarial	6,000	500	3,500
Legal	13,000	0	4,968
Assessment Roll	6,000	0	0
Audit Fees	3,900	0	0
Insurance	8,290	0	7,831
Legal Advertisements	2,000	0	702
Miscellaneous	950	69	289
Postage	975	41	124
Office Supplies	700	138	342
Dues & Subscriptions	175	0	175
Website Management	2,000	167	1,165
<b>Total Administrative Expenditures</b>	<b>\$ 85,126</b>	<b>\$ 4,664</b>	<b>\$ 41,250</b>
<b>Total Expenditures</b>	<b>\$ 332,126</b>	<b>\$ 8,351</b>	<b>\$ 69,129</b>
<b>Revenues Less Expenditures</b>	<b>\$ 452,962</b>	<b>\$ 14,991</b>	<b>\$ 714,101</b>
Bond Payments	(405,915)	(12,725)	(399,645)
<b>Balance</b>	<b>\$ 47,047</b>	<b>\$ 2,266</b>	<b>\$ 314,456</b>
County Appraiser & Tax Collector Fee	(15,682)	(233)	(7,330)
Discounts For Early Payments	(31,365)	0	(28,814)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,033</b>	<b>\$ 278,312</b>
Carryover from Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 2,033</b>	<b>\$ 278,312</b>

Bank Balance As Of 4/30/25	\$ 1,289,806.68
Accounts Payable As Of 4/30/25	\$ 28,105.72
Accounts Receivable As Of 4/30/25	\$ -
Reserve For Roadway Improvements As Of 4/30/25	\$ 624,000.00
Reserve For Drainage Improvements As Of 4/30/25	\$ 170,300.00
Available Funds As Of 4/30/25	\$ 467,400.96

**Kendall Breeze Community Development District**  
**Check Register**  
**March 2025 - April 2025**

Reference #	Date	Vendor	Amount
3-1	3/5/2025	Billing, Cochran, Lyles, Mauro, & Ramsey	1,430.00
3-2	3/5/2025	Kendall Breeze CDD (Assessment Account)	78,008.06
3-3	3/5/2025	Special District Services, Inc.	3,748.00
4-1	4/4/2025	Alvarez Engineering, Inc.	8,632.50
4-2	4/4/2025	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
4-3	4/4/2025	Caltran Engineering Group, Inc.	6,000.00
4-4	4/4/2025	Kendall Breeze CDD (Assessment Account)	7,248.75
4-5	4/4/2025	Special District Services, Inc.	3,595.63
		<b>TOTAL</b>	<b>109,062.94</b>

**KENDALL BREEZE CDD  
TAX COLLECTIONS  
2024-2025**

#	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
									\$ 784,139	\$ 89,541	\$ 262,774	\$ 431,824	\$ 89,541	\$ 262,774	\$ 431,824	
									\$ 738,041	\$ 85,126	\$ 247,000	\$ 405,915	\$ 85,126	\$ 247,000	\$ 405,915	\$ 405,915
1	1	Miami-Dade Tax Collector	12/09/24	NAV Taxes	\$ 564,394.03		\$ (5,418.20)	\$ (22,575.16)	\$ 536,400.67	\$ 64,453.78	\$ 189,128.45	\$ 310,811.80	\$ 61,256.82	\$ 179,747.90	\$ 295,395.95	\$ 295,395.95
2	2	Miami-Dade Tax Collector	11/25/24	NAV Taxes	\$ 62,521.32		\$ (600.21)	\$ (2,500.80)	\$ 59,420.31	\$ 7,139.94	\$ 20,950.89	\$ 34,430.49	\$ 6,785.81	\$ 19,911.74	\$ 32,722.76	\$ 32,722.76
3	3	Miami-Dade Tax Collector	11/26/24	NAV Taxes	\$ 47,998.45		\$ (460.76)	\$ (1,919.90)	\$ 45,617.79	\$ 5,481.42	\$ 16,084.28	\$ 26,432.75	\$ 5,209.55	\$ 15,286.52	\$ 25,121.72	\$ 25,121.72
4	4	Miami-Dade Tax Collector	12/04/24	NAV Taxes	\$ 5,399.74		\$ (51.40)	\$ (260.57)	\$ 5,087.77	\$ 616.65	\$ 1,809.45	\$ 2,973.64	\$ 581.03	\$ 1,704.91	\$ 2,801.83	\$ 2,801.83
5	5	Miami-Dade Tax Collector	01/10/25	NAV Taxes	\$ 13,797.66		\$ (133.90)	\$ (405.75)	\$ 13,258.01	\$ 1,575.69	\$ 4,623.60	\$ 7,598.37	\$ 1,514.07	\$ 4,442.76	\$ 7,301.18	\$ 7,301.18
6	6	Miami-Dade Tax Collector	12/19/24	NAV Taxes	\$ 19,179.13		\$ (184.56)	\$ (725.87)	\$ 18,268.70	\$ 2,190.25	\$ 6,426.93	\$ 10,561.95	\$ 2,086.29	\$ 6,121.84	\$ 10,060.57	\$ 10,060.57
7	7	Miami-Dade Tax Collector	02/07/25	Interest		\$ 354.91			\$ 354.91	\$ 354.91			\$ 354.91			\$ -
8	8	Miami-Dade Tax Collector	02/12/25	NAV Taxes	\$ 13,595.87		\$ (132.95)	\$ (300.13)	\$ 13,162.79	\$ 1,552.64	\$ 4,555.98	\$ 7,487.25	\$ 1,503.18	\$ 4,410.86	\$ 7,248.75	\$ 7,248.75
9	9	Miami-Dade Tax Collector	03/06/25	NAV Taxes	\$ 11,619.36		\$ (114.94)	\$ (125.57)	\$ 11,378.85	\$ 1,326.93	\$ 3,893.65	\$ 6,398.78	\$ 1,299.47	\$ 3,813.05	\$ 6,266.33	\$ 6,266.33
10	10	Miami-Dade Tax Collector	03/21/25	Interest		\$ 479.27			\$ 479.27	\$ 479.27			\$ 479.27			\$ -
11	11	Miami-Dade Tax Collector	04/07/25	NAV Taxes	\$ 23,340.91		\$ (233.40)	\$ -	\$ 23,107.51	\$ 2,665.53	\$ 7,821.54	\$ 12,853.84	\$ 2,638.87	\$ 7,743.33	\$ 12,725.31	\$ 12,725.31
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
					\$ 761,846.47	\$ 834.18	\$ (7,330.32)	\$ (28,813.75)	\$ 726,536.58	\$ 87,837.01	\$ 255,294.77	\$ 419,548.87	\$ 83,709.27	\$ 243,182.91	\$ 399,644.40	\$ 399,644.40

Assessment Roll	
Admin:	\$89,541.48
Maint:	\$262,773.63
Debt:	\$431,823.85
Total	\$784,138.96

Collections	
	97.16%

Note: \$784,139, \$89,541, \$262,774 and \$431,824 are 2024/2025 Budgeted assessments before discounts and fees.  
Note: \$738,041, \$85,126, \$247,000 and \$405,915 are 2024/2025 Budgeted assessments after discounts and fees.

\$ 761,846.47	
\$ 834.18	\$ 726,536.58
\$ (87,837.01)	\$ (83,709.27)
\$ (255,294.77)	\$ (243,182.91)
\$ (419,548.87)	\$ (399,644.40)
\$ -	\$ -