

June 25, 2025

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 2025 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 Exhibits 1 and 2 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. The District will be undergoing a stormwater improvement project along SW 122nd path, for which a contractor has already been assigned.

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

We think that for Fiscal Year 2025-2026, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to [Financials – Kendall Breeze Community Development District](#) for the FY 2025-2026 Proposed Budget).

3.2. Roads

We recommend that the District consider creating a sinking fund to finance the future capital expense at the end of the service life of the pavements within the District roadways. The table below provides an estimate of the replacement costs at the end of the pavement service life and the estimated annual contributions over the remaining service life to fund the future expense taking into consideration that the District already has \$624,000 in reserves for that purpose.

ESTIMATE OF COSTS FOR RESURFACING ROADS IN "n" YEARS									
Analysis and Annuity Recommendation									
Pavement Service Life (30 Years Estimated)		Present Year	Remaining Service Life (Yrs)	Present Year Cost (PC) of Pavement Replacement (Mill and Resurface 3/4" Thick)			Future Replacement Cost @ End of Service Life* For 2.5% Inflation Rate (r)	Annual Interest Rate	Annuity to Finance (FC) in (n) Years given (i)
From	To		(n)	Quantity (SY)	Unit Cost (\$/SY)	(PC)- \$624k in Reserve	$FC = (PC)(1+r/100)^n$	(i)	$FCi/((1+i)^n - 1)$
PAVEMENTS									
2002	2027	2025	2	75,440	\$10.00	\$130,400	\$137,002	0.25%	\$68,415
PAVEMENT MARKINGS AND SIGNING									
2016	2026	2025	1	75,440	\$2.50	\$188,600	\$193,315	0.25%	\$193,315

3.3. Stormwater Management System

We recommend that the District considers creating a 5-year cyclical program for servicing the inlets, manholes, pipes, and French drains of the stormwater drainage system. The program consists of servicing 20% of the system every year so that at the end of the fifth year, 100% of the system will be serviced. The tables below show the estimated amount that should be budgeted yearly to service the approximately 184 drainage structures and 8218 Linear Feet of pipes in the District. It is also estimated that 13-14 baffles will need to be replaced yearly. The program may be financed yearly or in one lump sum when needed, or at any other period combination, at the discretion of the Board of Supervisors.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR SERVICING THE STORMWATER DRAINAGE									
Total No. Structures in CDD	Total LF Pipes	No. Structures with Pipes Serviced per Year					Avg. Cost/EA Structure. Assume 2.5% Annual Inflation Rate ⁽¹⁾	Avg. Cost/LF Pipe. Assume 2.5% Inflation Rate ⁽²⁾	Total Budget Amount Per Year
		Year 1 (2025)	Year 2 (2026)	Year 3 (2027)	Year 4 (2028)	Year 5 (2029)			
184	8218	37					\$230.00	\$6.75	\$19,700
			37				\$236.00	\$6.92	\$20,200
				37			\$242.00	\$7.09	\$20,700
					37		\$248.00	\$7.27	\$21,200
						36	\$254.00	\$7.45	\$21,400

⁽¹⁾ Includes the cost of vacuuming the sump of the drainage structure and the cost of removing and reinstalling the baffle if the baffle is in good condition.

⁽²⁾ Includes the cost of pressure spraying and videoing the pipes and of dewatering with plugs at the end of the pipes when the pipes are submerged.

5-YEAR CYCLE ESTIMATE OF YEARLY COSTS FOR BAFFLE REPLACEMENTS							
Estimated Number of Baffles to be Replaced ⁽¹⁾	No. Structures with Pipes Serviced per Year					Estimated Cost Per Baffle For 2.5% Inflation Rate	Total Budget Amount Per Year
	Year 1 (FY 25-26)	Year 2 (FY 26-27)	Year 3 (FY 27-28)	Year 3 (FY 28-29)	Year 2 (FY 29-30)		
68	14					\$600	\$8,400
		14				\$615	\$8,700
			14			\$630	\$8,900
				13		\$646	\$8,400
					13	\$662	\$8,700

⁽¹⁾ The estimate assumes that 25% of the 273 baffles in the District will need replacement in the next five years.

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. 100124041, for the period between October 1, 2024 and October 1, 2025. The District has budgeted enough funds to cover the \$7,831 insurance premium.

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

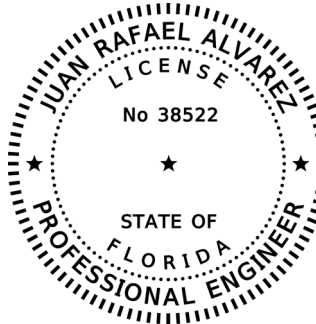
The District will be undergoing a stormwater improvement project along SW 122nd path, for which a contractor has already been assigned.

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 us at 305-640-1345 or at Alvarez@Alvarezeng.com

Sincerely,
Alvarez Engineers, Inc.

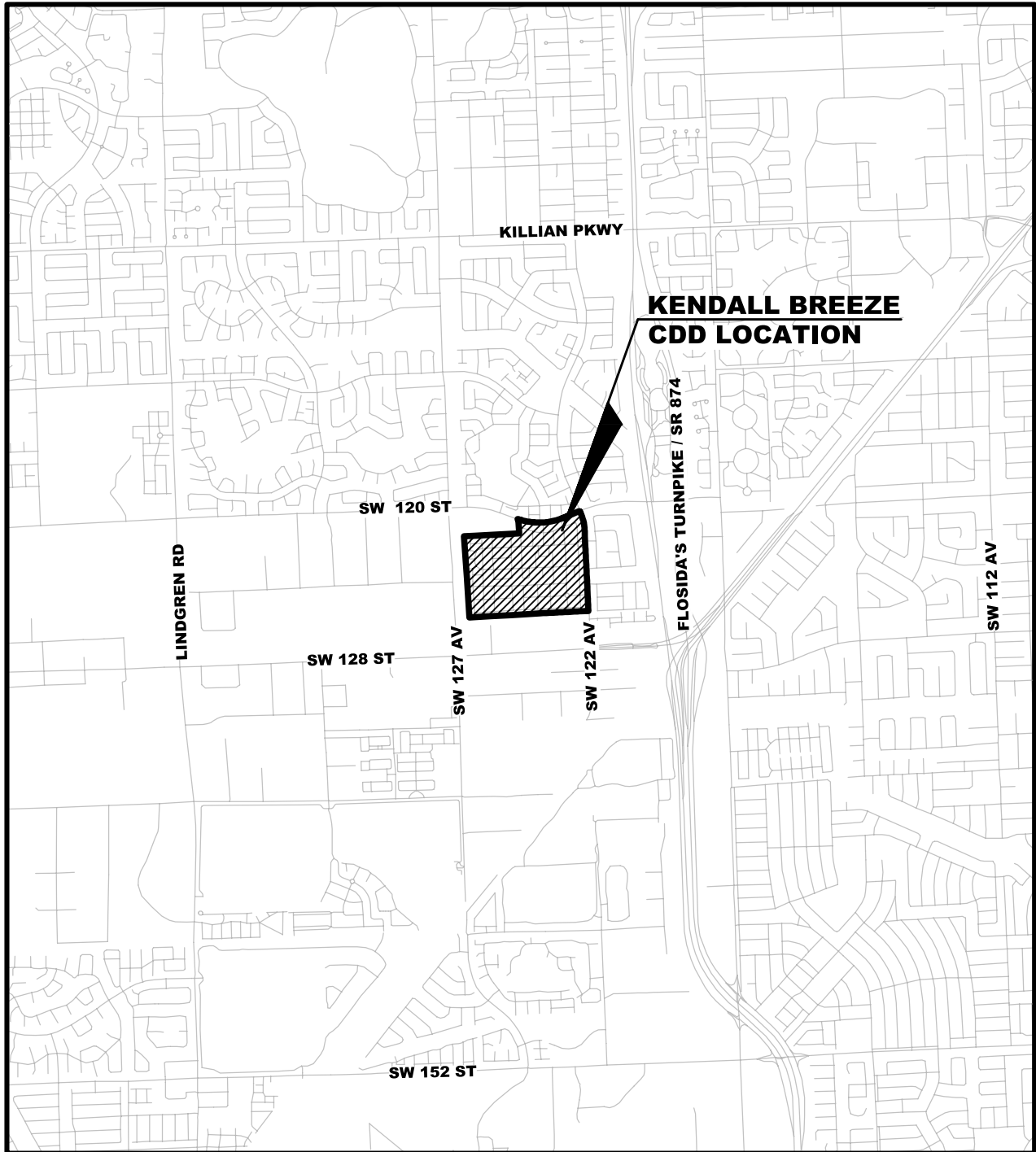
Juan R. Alvarez, PE
District Engineer
Date: June 25, 2025



This item has been digitally signed and sealed by
Juan R. Alvarez, PE on June 25, 2025.

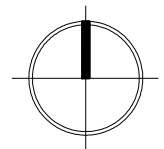
Printed copies of this document are not
considered signed and sealed and the signature
must be verified on any electronic copies.

cc. Michael Pawelczyk, District Counsel, mjp@bclmr.com

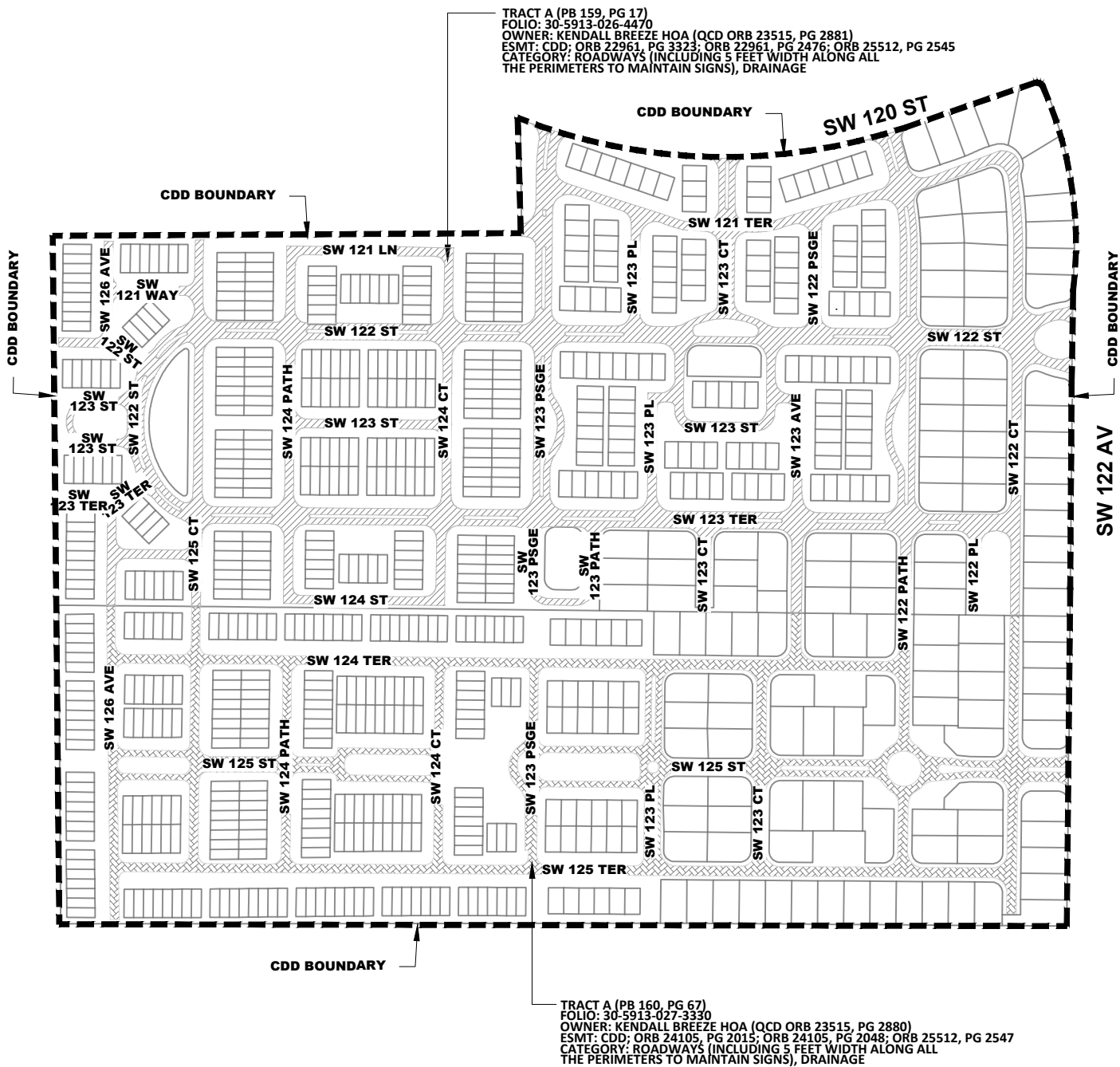


ALVAREZ ENGINEERS, INC.

**KENDALL BREEZE CDD
LOCATION MAP**



0 500' 1500' 3000'



ALVAREZ ENGINEERS, INC.

**KENDALL BREEZE CDD
 CDD EASEMENTS**