



**KENDALL BREEZE  
COMMUNITY DEVELOPMENT  
DISTRICT**

**MIAMI-DADE COUNTY  
REGULAR BOARD MEETING  
MARCH 26, 2026  
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**

March 26, 2026  
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 23, 2025 Regular Board Meeting Minutes.....Page 3
- G. **New Business**
  - 1. Consider Resolution No. 2026-01- Approving a Proposed Budget for FY 2026/2027.....Page 8
  - 2. Consider Approval of Alvarez Engineers Rate Adjustment Request.....Page 15
  - 3. Consider Approval of Billing Cochran Rate Adjustment Request.....Page 17
  - 4. Consider Approval of Stormwater Drainage System Maintenance, Phase I, Location Map and Proposal.....Page 19
- H. **Old Business**
- I. **Administrative Matters**
  - 1. Financial Report.....Page 26
  - 2. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
  - 3. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- J. **District Counsel Report**
- K. **District Engineer Report**
  - 1. Update for the Drainage Improvement Project being conducted near Property located at 12151 SW 122 Path
- L. **Additional Board Member/Staff Comments**
- M. **Adjourn**

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57880	IPL0279637	Legal Ad - IPL0279637		1.0	77.0L

ATTENTION: Kendall Breeze Community Development District IP  
 2501A Burns Road  
 Palm Gardens, FL 33410  
 larcher@sdsinc.org

**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 125th 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 27, 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**  
**PUBLISH: MIAMI HERALD**  
**10/13/25**  
 IPL0279637  
 Oct 13 2025

PUBLISHED DAILY  
 MIAMI-DADE-FLORIDA

STATE OF FLORIDA  
 COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of 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.

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

1.0 insertion(s) published on:  
 10/13/25 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

*Amanda Rodela*



Amanda Rodela

*Sherry J Chasteen*



Sworn to and subscribed before me on

Oct 13, 2025, 11:01 AM EDT



Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNIX®

**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 125th 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 27, 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  
10/13/25  
IPL0279637  
Oct 13 2025**

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
REGULAR BOARD MEETING  
OCTOBER 23, 2025**

**A. CALL TO ORDER**

Mrs. Perez called the October 23, 2025, Regular Board Meeting of the Kendall Breeze Community Development District (the “District”) to order at 6:00 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 13, 2025, as part of the District’s Fiscal Year 2025/2026 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), Lourdes Ors 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

**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 29, 2025, Public Hearing & Regular Board Meeting**

The minutes of the May 29, 2025, Public Hearing & Regular Board Meeting were presented and the Board was asked if they had any comments or corrections.

There being no corrections, a <b>MOTION</b> was made by Supervisor Perez, seconded by Supervisor Van Tassel and unanimously passed approving the minutes of the May 29, 2025, Public Hearing & Regular Board Meeting, as presented.
---

**G. NEW BUSINESS**

**1. Consider Resolution No. 2025-07 – Adopting a Fiscal Year 2024/2025 Amended Budget**

Mrs. Perez presented Resolution No. 2025-07, entitled:

**RESOLUTION NO. 2025-07**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2024/2025 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, 2025. 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 Sanfiel and unanimously passed adopting Resolution No. 2025-07, adopting a Fiscal Year 2024/2025 Amended Budget, as presented.

**2. Consider Resolution No. 2025-08 – Approval of Interlocal Access Agreement for Local Government Publication of Legal Advertisements and Public Notices on County Designated Website**

Mrs. Perez presented Resolution No. 2025-08, entitled:

**RESOLUTION 2025–08**

**A RESOLUTION OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT (THE "DISTRICT") RELATING TO THE INTERLOCAL ACCESS AGREEMENT FOR LOCAL GOVERNMENT PUBLICATION OF LEGAL ADVERTISEMENTS AND PUBLIC NOTICES ON COUNTY DESIGNATED WEBSITE; APPROVING SAME; PROVIDING FOR AUTHORIZED SIGNATORIES; AND PROVIDING FOR AN EFFECTIVE DATE**

Mrs. Perez presented the Miami-Dade County Advertisement Interlocal Agreement and explained that the District is required to publish legal advertisements and the costs associated with them. She added that due to the closing of the *Miami Daily Business Review*, the District has had to advertise in *The Miami Herald*. She noted that a standard publication with *The Miami Herald* costs well in excess of the cost typically paid in the past.

This higher cost prompted Special District Services’ management team to seek an alternative for publications. Mrs. Perez stated that her office had been in communication with Miami-Dade County (the “County”) Communications and it was determined that advertising on the County’s website was an option to consider. This resulted in the County Attorney’s review and authorization of the District entering into an Interlocal Agreement with community development districts. This is a great accomplishment that will save the District considerably in legal publication and is estimated to cost \$707 annually. The ILA has been reviewed by District Counsel and has been deemed acceptable. Miami-Dade County is now requesting that the Board designate authorized signers therefore District Counsel has prepared the presented resolution for Board consideration.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and passed unanimously adopting Resolution No. 2025-08, as presented.

### **3. Consider Resolution No. 2025-09 – Goals & Objectives Annual Report**

Mrs. Perez presented Resolution No. 2025-09, entitled:

#### **RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

An overview of the Resolution Adopting Goals and Objectives was provided.

A brief discussion ensued followed by:

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and passed unanimously adopting Resolution No. 2025-09, as presented.

### **4. Association App Survey being Conducted for Community Feedback Regarding Miami-Dade “No Through” Signage Installation Project and District Traffic Deterrent Roadway Improvements’ Project**

Presented in the meeting book was the Homeowner’s Association President Manny Alvarez’s request to postpone the Miami-Dade “No Through” Signage Installation Project and District Traffic Deterrent Roadway Improvements’ Project that he had offered to place on the HOA Survey App for approximately one year to allow for the HOA to complete several projects that they are currently working on.

A lengthy discussion ensued, and the majority of the Board agreed with providing the extension of time considering all the projects the Association currently has in place.

## **H. OLD BUSINESS**

There was no Old Business 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 September 30, 2025, were \$444,176.64.

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

## **J. DISTRICT COUNSEL REPORT**

### **1. Legislative Update**

Ms. Wald reviewed the 2025 Legislative Update Memorandum that was presented in the meeting material and addressed the Board's questions.

**K. DISTRICT ENGINEER'S REPORT**

**1. Alvarez Engineering Update on the Drainage Improvement Project Near 12151 SW 122<sup>nd</sup> Path**

Mrs. Perez provided an update on behalf of Alejandro Aleman from the District Engineer's office noting that Headly Construction Group had submitted the permit application package. MDCPW had generated a process application number. Thus far the:

1. Pavement Review was approved.
2. Drainage Section Review is still being processed.
3. Traffic Engineering Division Reviewer Dani Fawaz has requested a Maintenance of Traffic (MOT) plan; Thomas confirmed he will have one ready by tomorrow.

Mr. Aleman will continue to monitor the permitting process alongside the Headly team and agreed to make himself available should the Board have any questions on this project.

**L. ADDITIONAL BOARD MEMBER/STAFF COMMENTS**

**1. Annual Ethics Training Requirement**

Mrs. Perez reminded the Board that they are required to complete four (4) hours of ethics training annually and in order to comply with the 2025 Form 1, due by July 1, 2026, the hours must be completed no later than December 31, 2025. She further noted that links to two training sessions were available on the website.

A member of the public inquired about the Board's consideration of additional speed bumps. The Board explained that the District had previously conducted a speed bump/hump project and no further actions were to be taken.

The next meeting is scheduled for January 22, 2026.

**M. ADJOURNMENT**

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

**ATTESTED BY:**

---

**Secretary/Assistant Secretary**

---

**Chairman/Vice-Chair**

**RESOLUTION NO. 2026-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET FOR FISCAL YEAR 2026/2027; 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 2026/2027 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 2026/2027 attached hereto as Exhibit “A” is approved and adopted.

**Section 2.** A Public Hearing is hereby scheduled for May 28, 2026 at 6:00 p.m. in the Kendall Breeze Clubhouse No. 1, 12300 S.W. 125<sup>th</sup> Court, Miami, Florida 33186, for the purpose of receiving public comments on the Proposed Fiscal Year 2026/2027 Budget.

**PASSED, ADOPTED and EFFECTIVE** this 26<sup>th</sup> day of March, 2026.

**ATTEST:**

**KENDALL BREEZE  
COMMUNITY DEVELOPMENT DISTRICT**

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

By: \_\_\_\_\_  
Chairman/Vice Chairman

Kendall Breeze  
Community Development District

**Proposed Budget For  
Fiscal Year 2026/2027  
October 1, 2026 - September 30, 2027**

# CONTENTS

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

**PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	<b>FISCAL YEAR 2026/2027 BUDGET</b>
<b>REVENUES</b>	
Administrative Assessments	89,789
Maintenance Assessments	262,234
Debt Assessments	431,824
Other Revenues	0
Interest Income	1,560
<b>TOTAL REVENUES</b>	<b>\$ 785,407</b>
<b>EXPENDITURES</b>	
<b>MAINTENANCE EXPENDITURES</b>	
Maintenance/Contingency	12,500
Roadway Improvements/Reserve	205,000
Drainage-Stormwater Management/Reserve	56,000
Traffic Enforcement - Off-Duty Police	10,000
Engineering/Inspections	13,000
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 296,500</b>
<b>ADMINISTRATIVE EXPENDITURES</b>	
Supervisor Fees	5,000
Payroll Taxes (Employer)	400
Management	36,612
Secretarial	6,000
Legal	11,500
Assessment Roll	6,000
Audit Fees	3,700
Insurance	9,700
Legal Advertisements	2,500
Miscellaneous	850
Postage	900
Office Supplies	625
Dues & Subscriptions	175
Website Management	2,000
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 85,962</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 382,462</b>
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 402,945</b>
Bond Payments	(405,915)
<b>BALANCE</b>	<b>\$ (2,970)</b>
County Appraiser & Tax Collector Fee	(15,676)
Discounts For Early Payments	(31,354)
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ (50,000)</b>
Carryover From Prior Year	50,000
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ -</b>

**DETAILED PROPOSED BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
<b>REVENUES</b>				
Administrative Assessments	91,358	89,326	89,789	Expenditures Less Interest & 50% Of Carryover/.94
Maintenance Assessments	262,774	262,766	262,234	Expenditures Less 50% Of Carryover/.94
Debt Assessments	431,824	431,824	431,824	Bond Payments/.94
Other Revenues	0	0	0	
Interest Income	39,611	1,440	1,560	Interest Estimated At \$130 Per Month
<b>TOTAL REVENUES</b>	<b>\$ 825,567</b>	<b>\$ 785,356</b>	<b>\$ 785,407</b>	
<b>EXPENDITURES</b>				
<b>MAINTENANCE EXPENDITURES</b>				
Maintenance/Contingency	9,550	13,000	12,500	Maintenance/Contingency
Roadway Improvements/Reserve	12,000	155,000	205,000	Resurfacing Anticipated For 2027
Drainage-Stormwater Management/Reserve	0	56,000	56,000	Maintenance/Repairs/Reserve
Traffic Enforcement - Off-Duty Police	7,239	10,000	10,000	No Change From 2025/2026 Budget
Engineering/Inspections	17,145	13,000	13,000	No Change From 2025/2026 Budget
<b>TOTAL MAINTENANCE EXPENDITURES</b>	<b>\$ 45,934</b>	<b>\$ 247,000</b>	<b>\$ 296,500</b>	
<b>ADMINISTRATIVE EXPENDITURES</b>				
Supervisor Fees	2,600	6,000	5,000	Supervisor Fees
Payroll Taxes (Employer)	199	480	400	Projected At 8% Of Supervisor Fees
Management	34,656	35,652	36,612	CPI Adjustment
Secretarial	6,000	6,000	6,000	No Change From 2025/2026 Budget
Legal	8,673	12,000	11,500	25/26 Expenditure Through Jan 26 Was \$2,703
Assessment Roll	6,000	6,000	6,000	No Change From 2025/2026 Budget
Audit Fees	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
Insurance	7,831	8,400	9,700	Fiscal Year 25/26 Expenditure Was \$8,801
Legal Advertisements	2,021	2,600	2,500	\$100 Decrease From 2025/2026 Budget
Miscellaneous	444	925	850	\$50 Decrease From 2025/2026 Budget
Postage	220	925	900	\$25 Decrease From 2025/2026 Budget
Office Supplies	461	650	625	\$25 Decrease From 2025/2026 Budget
Dues & Subscriptions	175	175	175	No Change From 2025/2026 Budget
Website Management	2,000	2,000	2,000	No Change From 2025/2026 Budget
<b>TOTAL ADMINISTRATIVE EXPENDITURES</b>	<b>\$ 74,780</b>	<b>\$ 85,407</b>	<b>\$ 85,962</b>	
<b>TOTAL EXPENDITURES</b>	<b>\$ 120,714</b>	<b>\$ 332,407</b>	<b>\$ 382,462</b>	
<b>REVENUES LESS EXPENDITURES</b>	<b>\$ 704,853</b>	<b>\$ 452,949</b>	<b>\$ 402,945</b>	
Bond Payments	(411,797)	(405,915)	(405,915)	2027 Principal & Interest Payments
<b>BALANCE</b>	<b>\$ 293,056</b>	<b>\$ 47,034</b>	<b>\$ (2,970)</b>	
County Appraiser & Tax Collector Fee	(7,561)	(15,678)	(15,676)	Two Percent Of Total Assessment Roll
Discounts For Early Payments	(28,814)	(31,356)	(31,354)	Four Percent Of Total Assessment Roll
<b>EXCESS/ (SHORTFALL)</b>	<b>\$ 256,681</b>	<b>\$ -</b>	<b>\$ (50,000)</b>	
Carryover From Prior Year	0	0	50,000	Carryover From Prior Year
<b>NET EXCESS/ (SHORTFALL)</b>	<b>\$ 256,681</b>	<b>\$ -</b>	<b>\$ -</b>	

**DETAILED PROPOSED DEBT SERVICE BUDGET**  
**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT**  
**FISCAL YEAR 2026/2027**  
**OCTOBER 1, 2026 - SEPTEMBER 30, 2027**

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	0	1,000	1,000	Projected Interest For 2026/2027
NAV Tax Collection	411,797	405,915	405,915	2027 P & I Payments Less Earned Interest
<b>Total Revenues</b>	<b>\$ 411,797</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>EXPENDITURES</b>				
Principal Payments	261,657	286,150	299,027	Principal Payment Due In 2027
Interest Payments	139,023	120,765	107,888	Interest Payments Due In 2027
<b>Total Expenditures</b>	<b>\$ 400,680</b>	<b>\$ 406,915</b>	<b>\$ 406,915</b>	
<b>Excess/Shortfall</b>	<b>\$ 11,117</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 1/1/26 =	\$2,683,676		

**Kendall Breeze Community Development District  
Assessment Comparison**

Lot Size		Fiscal Year	Fiscal Year	Fiscal Year	Fiscal Year
		2023/2024	2024/2025	2025/2026	2026/2027
		<u>Assessment*</u>	<u>Assessment*</u>	<u>Assessment*</u>	<u>Projected Assessment*</u>
22	Administrative	\$ 113.92	\$ 115.24	\$ 114.97	\$ 115.57
	Maintenance	\$ 339.55	\$ 338.19	\$ 338.19	\$ 337.51
	<u>Debt</u>	\$ 486.88	\$ 486.88	\$ 486.88	\$ 486.88
	<b>Sub-Total For Lot Size 22</b>	<b>\$ 940.35</b>	<b>\$ 940.31</b>	<b>\$ 940.04</b>	<b>\$ 939.96</b>
30	Administrative	\$ 113.92	\$ 115.24	\$ 114.97	\$ 115.57
	Maintenance	\$ 339.55	\$ 338.19	\$ 338.19	\$ 337.51
	<u>Debt</u>	\$ 550.81	\$ 550.81	\$ 550.81	\$ 550.81
	<b>Sub-Total For Lot Size 30</b>	<b>\$ 1,004.28</b>	<b>\$ 1,004.24</b>	<b>\$ 1,003.97</b>	<b>\$ 1,003.89</b>
35	Administrative	\$ 113.92	\$ 115.24	\$ 114.97	\$ 115.57
	Maintenance	\$ 339.55	\$ 338.19	\$ 338.19	\$ 337.51
	<u>Debt</u>	\$ 590.77	\$ 590.77	\$ 590.77	\$ 590.77
	<b>Sub-Total For Lot Size 35</b>	<b>\$ 1,044.24</b>	<b>\$ 1,044.20</b>	<b>\$ 1,043.93</b>	<b>\$ 1,043.85</b>
60	Administrative	\$ 113.92	\$ 115.24	\$ 114.97	\$ 115.57
	Maintenance	\$ 339.55	\$ 338.19	\$ 338.19	\$ 337.51
	<u>Debt</u>	\$ 790.55	\$ 790.55	\$ 790.55	\$ 790.55
	<b>Sub-Total For Lot Size 60</b>	<b>\$ 1,244.02</b>	<b>\$ 1,243.98</b>	<b>\$ 1,243.71</b>	<b>\$ 1,243.63</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



8935 NW 35 Lane, Suite 101 Doral, FL 33172  
Tel (305) 640-1345  
Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)  
Website [www.alvarezeng.com](http://www.alvarezeng.com)

January 2, 2026

Board of Supervisors  
Kendall Breeze Community Development District  
Attn: District Manager Gloria Perez  
Special District Services, Inc.  
2501 Burns Road  
Palm Beach Gardens, FL 33410

**Reference:** Kendall Breeze Community Development District  
Alvarez Engineers Personnel Billing Rates

**Via:** Email Only: [gperez@sdsinc.org](mailto:gperez@sdsinc.org)


Dear Board of Supervisors,

In accordance with the terms of the Engineering Agreement, dated October 28, 2021, between Alvarez Engineers, Inc. and the CDD, I would like to respectfully request the Board of Supervisors to consider updating our hourly personnel billing rates and staff classifications to our proposed 2026 rates as shown in the attached table.

With this proposed adjustment, we do not expect to exceed the Engineering budget adopted by the Board of Supervisors for fiscal year 2026.

Please let me know if you have any questions or if you would like to discuss this further.

Sincerely,

Signed by:  
  
91E21FBBCEDD4E0...  
Juan R. Alvarez, President  
Alvarez Engineers, Inc.



8935 NW 35 Lane, Suite 101 Doral, FL 33172

Tel (305) 640-1345

Email [Alvarez@AlvarezEng.com](mailto:Alvarez@AlvarezEng.com)

Website [www.alvarezeng.com](http://www.alvarezeng.com)

Kendall Breeze CDD			
Current 2021 Rates		Proposed 2026 Rates	
Principal	\$ 210.00	Principal	\$ 240.00
Chief Engineer	\$ 210.00	Chief Engineer	\$ 230.00
Senior Engineer	\$ 180.00	Project Manager	\$ 215.00
Senior Project Engineer	\$ 155.00	Senior Engineer	\$ 185.00
Project Manager	\$ 155.00	Engineer 2	\$ 165.00
Project Engineer	\$ 135.00	Engineer 1	\$ 155.00
		Electrical Engineer	\$ 155.00
Engineer	\$ 130.00	Engineer Intern	\$ 140.00
		Senior Designer	\$ 120.00
Computer Aided Design and Drafter (CADD)	\$ 98.00	CADD/Computer Technician	\$ 105.00
Engineering Technician	\$ 88.00	Senior Engineering Technician	\$ 110.00
Senior Administrative	\$ 86.00	Engineering Technician	\$ 100.00
Administrative	\$ 52.00	Senior Administrative	\$ 95.00
		Administrative	\$ 70.00

**Staff Classification**

**Definition**

Principal	
Chief Engineer	Professional Engineer with 15+ years of experience
Project Manager	Professional Engineer with 10+ years of experience
Senior Engineer	Professional Engineer with 10+ years of experience (production)
Engineer 2	Professional Engineer with 5+ years of experience
Engineer 1	Professional Engineer with 0+ years of experience
Electrical Engineer	Electrical Engineer with 2+ years of post-graduate experience
Engineer Intern	Entry level with engineering degree; Engineering Intern License
Senior Designer	15+ years of design experience, non-registered
CADD/Computer Technician	Design and Drafting with 1+ years of experience
Senior Engineering Technician	5+ years of experience
Engineering Technician	Entry level with 0-4 years of experience
Senior Administrative	Degreed executive assistant with 8+ years of experience
Administrative	Secretary / Clerical

LAW OFFICES  
**BILLING COCHRAN**  
ESTABLISHED 1977

KENNETH W. MORGAN, JR.  
MICHAEL J. PAWELCZYK  
MANUEL R. COMRAS  
ANDREW A. RIEF  
JEFFERY R. LAWLEY  
GINGER E. WALD  
SCOTT C. COCHRAN  
ALINE O. MARCANTONIO  
JOHN C. WEBBER

STEVEN F. BILLING (1947-1998)  
HAYWARD D. GAY (1943-2007)

BILLING COCHRAN, P.A.  
LAS OLAS SQUARE, SUITE 600  
515 EAST LAS OLAS BOULEVARD  
FORT LAUDERDALE, FLORIDA 33301  
(954) 764-7150  
(954) 764-7279 FAX

PGA NATIONAL OFFICE CENTER  
300 AVENUE OF THE CHAMPIONS, SUITE 270  
PALM BEACH GARDENS, FLORIDA 33418  
(561) 659-5970  
(561) 659-6173 FAX

WWW.BILLINGCOCHRAN.COM  
PLEASE REPLY TO: FORT LAUDERDALE

CHRISTINE A. BROWN  
GABRIELLA A. FERNANDEZ PEREZ  
MARLENE E. GONZALEZ  
LORI B. LEWELLEN  
LIZA E. SMOKER  
LUCAS A. WILLIAMS

OF COUNSEL:  
CLARK J. COCHRAN, JR.  
SUSAN F. DELEGAL  
DENNIS E. LYLES  
BRUCE M. RAMSEY  
RICHARD T. WOUFLE

February 2, 2026

VIA E-MAIL ONLY— [gperez@sdsinc.org](mailto:gperez@sdsinc.org)

Ms. Gloria Perez  
District Manager  
Special District Services  
Kendall Office Center  
8785 SW 165th Avenue, #200  
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure  
Kendall Breeze Community Development District  
Our File: 490.02132**

Dear Gloria:

This firm's current fee structure has been in place since 2023. Although we are certainly mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for us to adjust our hourly rates effective, October 1, 2026, as follows:

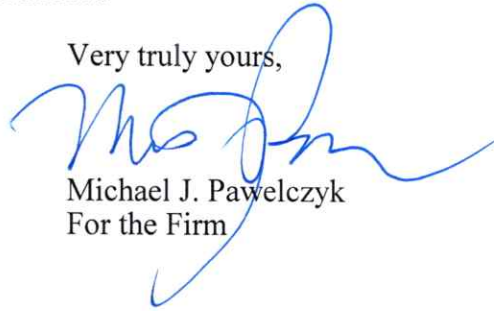
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Gloria Perez  
February 2, 2026  
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

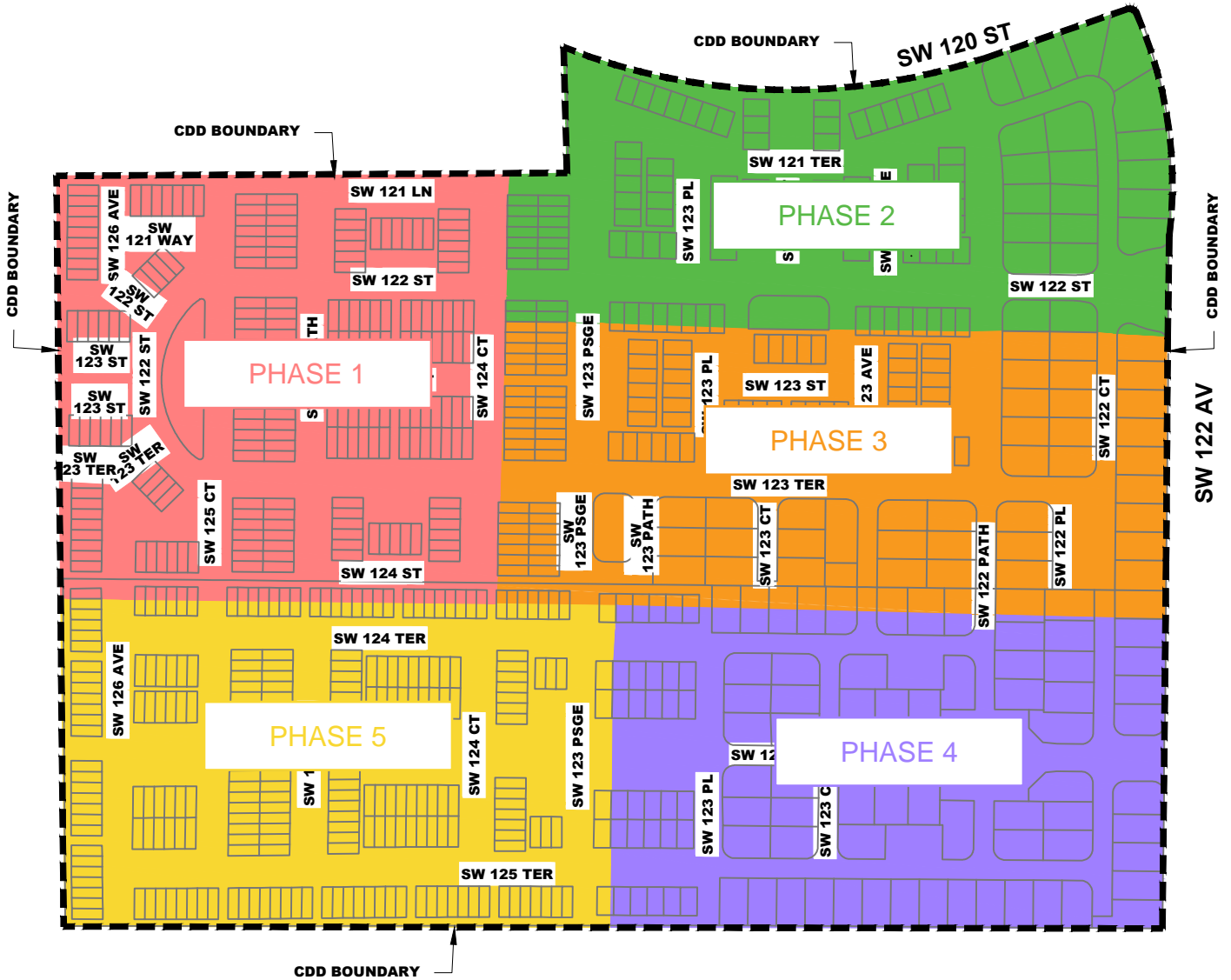
Very truly yours,



Michael J. Pawelczyk  
For the Firm

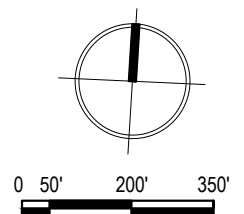
MJP/jmp

cc: Brielle Barba, SDS (via email only)



**ALVAREZ ENGINEERS, INC.**

**KENDALL BREEZE CDD  
DRAINAGE SYSTEM MAINTENANCE**





# PROPOSAL

Tel 786-694-0709

E-mail: operations@raptorvac.com

## STORM DRAIN MAINTENANCE

<b>PROPOSAL SUBMITTED TO:</b> Kendall Breeze CDD % SDS, Inc.	<b>PROJECT NAME:</b> Kendall Breeze CDD
<b>BUSINESS ADDRESS:</b> 2501 Burns Rd, Palm Beach Gardens, FL 33410	<b>PROJECT LOCATION:</b> 12300 SW 125th Ct, Miami, FL 33186
<b>CONTACT:</b> Management	<b>DATE:</b> March 16, 2026

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 combination sewer cleaner, support pick up truck with CCTV system and all labor/materials/equipment to complete work outlined in the spreadsheet labeled **01- Contractor Proposal Kendall Breeze CDD.**

**COST:** We propose to conduct this work in accordance with the above Scope of Work for the sum of \$27,920.00.

**Twenty Seven Thousand Nine Hundred Twenty Dollars and 00/100 Cents**

**TERMS:** Net 30

*Acceptance on next page...*

**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



Truck Load (Daily) \$250.00/Day **\$1,500.00**

CCTV Daily Mobilization of \$250.00 has been waived as a courtesy to the District.

**Raptor Vac-Systems  
Price Sheet  
Kendall Breeze Community Development District**

<b>Improvement/Item Type</b>	<b>Unit Price</b>
Catch Basin/Manhole Cleaning	\$100.00
Baffle Removal/Reinstall	\$150.00
included, larger sizes, same install rate plus rental price).	\$150.00
Baffle Replacement (New one, Install Included)	\$500.00
3" Water Pump and Hoses (Daily)	\$250.00
Truck Load (Disposal tickets to be provided)	\$250.00
Mobilization (Daily)	\$400.00
Dewatering Storm Drain Filter	\$150.00
Support Pick Up Truck (Daily)	\$100.00
3" Vacuum Hose for Open Space Area Structures (Daily)	\$200.00

**Pipeline Improvements Cleaning**

<b>Description</b>	<b>Price per Linear Foot</b>		
	<b>Light</b>	<b>Medium</b>	<b>Heavy</b>
12" Pipe Cleaning	\$1.00	\$1.25	\$1.50
15" Pipe Cleaning	\$1.00	\$1.50	\$2.50
18" Pipe Cleaning	\$1.00	\$1.75	\$2.75

**Pipeline Improvement CCTV Inspection**

	<b>Price per Linear Foot</b>
All size(s) Pipeline	\$1.15
Mobilization (Daily)	\$250.00

**Permitting**

	<b>Price</b>
Class V Permit Running	\$0.00

Class V Permit Cost  
Quarterly Reports Completion and Submission

Refer to Miami Dade County Pricing  
\$0.00

Note: All Miami Dade County Costs to be paid by District. Submittal and processing to be conducted by Raptor Vac as courtesy to District.

Kendall Breeze  
Community Development District

**Financial Report For  
February 2026**

**Kendall Breeze Community Development District**  
**Budget vs. Actual**  
**October 2025 through February 2026**

	<u>Oct 25 - Feb 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
<b>Income</b>				
363.100 · Admin Assessment Income	83,264.01	89,326.00	-6,061.99	93.21%
363.101 · Maint Assessment Income	242,634.20	262,766.00	-20,131.80	92.34%
363.810 · Debt Assessments	398,696.08	431,824.00	-33,127.92	92.33%
363.820 · Debt Assessments-Pd To Trustee	-379,076.52	-405,915.00	26,838.48	93.39%
363.830 · Assessment Fees	-6,897.80	-15,678.00	8,780.20	44.0%
363.831 · Assessment Discounts	-28,722.32	-31,356.00	2,633.68	91.6%
369.401 · Interest Income	5,286.96	1,440.00	3,846.96	367.15%
<b>Total Income</b>	<u>315,184.61</u>	<u>332,407.00</u>	<u>-17,222.39</u>	<u>94.82%</u>
<b>Gross Profit</b>	<u>315,184.61</u>	<u>332,407.00</u>	<u>-17,222.39</u>	<u>94.82%</u>
<b>Expense</b>				
511.308 · Traffic Enforcement	0.00	10,000.00	-10,000.00	0.0%
<b>511. · Professional Fees</b>				
511.310 · Engineering	303.75	13,000.00	-12,696.25	2.34%
511.315 · Legal Fees	2,702.50	12,000.00	-9,297.50	22.52%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
<b>Total 511. · Professional Fees</b>	<u>3,006.25</u>	<u>28,600.00</u>	<u>-25,593.75</u>	<u>10.51%</u>
511.122 · Payroll tax expense	76.50	480.00	-403.50	15.94%
511.131 · Supervisor Fees	1,000.00	6,000.00	-5,000.00	16.67%
511.305 · Maintenance/Contingency	1,776.00	13,000.00	-11,224.00	13.66%
511.306 · Roadway Imp/Reserve	2,885.00	155,000.00	-152,115.00	1.86%
511.307 · Drainage Improvements/Reserve	0.00	56,000.00	-56,000.00	0.0%
511.311 · Management Fees	14,855.00	35,652.00	-20,797.00	41.67%
511.312 · Secretarial Fees	2,500.00	6,000.00	-3,500.00	41.67%
511.318 · Assessment/Tax Roll	0.00	6,000.00	-6,000.00	0.0%
511.450 · Insurance	8,801.00	8,400.00	401.00	104.77%
511.480 · Legal Advertisements	538.49	2,600.00	-2,061.51	20.71%
511.512 · Miscellaneous	125.95	925.00	-799.05	13.62%
511.513 · Postage and Delivery	32.25	925.00	-892.75	3.49%
511.514 · Office Supplies	90.90	650.00	-559.10	13.99%
511.540 · Dues, License & Subscriptions	175.00	175.00	0.00	100.0%
511.750 · Website Management	833.30	2,000.00	-1,166.70	41.67%
<b>Total Expense</b>	<u>36,695.64</u>	<u>332,407.00</u>	<u>-295,711.36</u>	<u>11.04%</u>
<b>Net Income</b>	<u><b>278,488.97</b></u>	<u><b>0.00</b></u>	<u><b>278,488.97</b></u>	<u><b>100.0%</b></u>

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT  
MONTHLY FINANCIAL REPORT  
FEBRUARY 2026**

	Annual Budget 10/1/25 - 9/30/26	Actual Feb-26	Year To Date Actual 10/1/25 - 2/28/26
<b>REVENUES</b>			
Administrative Assessments	89,326	1,252	83,264
Maintenance Assessments	262,766	3,680	242,634
Debt Assessments	431,824	6,048	398,696
Other Revenues	0	0	0
Interest Income	1,440	0	5,287
<b>Total Revenues</b>	<b>\$ 785,356</b>	<b>\$ 10,980</b>	<b>\$ 729,881</b>
<b>EXPENDITURES</b>			
<b>Maintenance Expenditures</b>			
Maintenance/Contingency (Storm Drain Cleaning)	13,000	0	1,776
Roadway Improvements/Reserve	155,000	0	0
Drainage Improvements/Reserve	56,000	0	2,885
Traffic Enforcement - Off-Duty Police	10,000	0	0
Engineering/Inspections	13,000	0	304
<b>Total Maintenance Expenditures</b>	<b>\$ 247,000</b>	<b>\$ -</b>	<b>\$ 4,965</b>
<b>Administrative Expenditures</b>			
Supervisor Fees	6,000	0	1,000
Payroll Taxes (Employer)	480	0	77
Management	35,652	2,971	14,855
Secretarial	6,000	500	2,500
Legal	12,000	0	2,703
Assessment Roll	6,000	0	0
Audit Fees	3,600	0	0
Insurance	8,400	0	8,801
Legal Advertisements	2,600	0	538
Miscellaneous	925	9	126
Postage	925	0	32
Office Supplies	650	11	91
Dues & Subscriptions	175	0	175
Website Management	2,000	167	833
<b>Total Administrative Expenditures</b>	<b>\$ 85,407</b>	<b>\$ 3,658</b>	<b>\$ 31,731</b>
<b>Total Expenditures</b>	<b>\$ 332,407</b>	<b>\$ 3,658</b>	<b>\$ 36,696</b>
<b>Revenues Less Expenditures</b>	<b>\$ 452,949</b>	<b>\$ 7,322</b>	<b>\$ 693,185</b>
Bond Payments	(405,915)	(5,867)	(379,077)
<b>Balance</b>	<b>\$ 47,034</b>	<b>\$ 1,455</b>	<b>\$ 314,108</b>
County Appraiser & Tax Collector Fee	(15,678)	(108)	(6,898)
Discounts For Early Payments	(31,356)	(220)	(28,722)
<b>Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 1,127</b>	<b>\$ 278,488</b>
Carryover from Prior Year	0	0	0
<b>Net Excess/ (Shortfall)</b>	<b>\$ -</b>	<b>\$ 1,127</b>	<b>\$ 278,488</b>

<b>Bank Balance As Of 2/28/26</b>	<b>\$ 1,586,466.15</b>
<b>Accounts Payable As Of 2/28/26</b>	<b>\$ 67,905.61</b>
<b>Accounts Receivable As Of 2/28/26</b>	<b>\$ -</b>
<b>Reserve For Roadway Improvements As Of 2/28/26</b>	<b>\$ 767,000.00</b>
<b>Reserve For Drainage Improvements As Of 2/28/26</b>	<b>\$ 226,300.00</b>
<b>Available Funds As Of 2/28/26</b>	<b>\$ 525,260.54</b>

**Kendall Breeze Community Development District  
Check Register  
October 2025 - February 2026**

Reference #	Date	Vendor	Amount
10-1	10/2/2025	Alvarez Engineering, Inc.	168.75
10-2	10/2/2025	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
10-3	10/2/2025	Egis Insurance & Risk Advisors	8,801.00
10-4	10/2/2025	Special District Services, Inc.	9,567.26
11-1	11/5/2025	Alvarez Engineering, Inc.	1,291.75
11-2	11/5/2025	Billing, Cochran, Lyles, Mauro, & Ramsey	400.00
11-3	11/5/2025	Florida Commerce	175.00
11-4	11/5/2025	HCG	90.00
11-5	11/5/2025	Special District Services, Inc.	3,650.25
11-6	11/20/2025	HCG	2,795.00
12-1	12/8/2025	Alvarez Engineering, Inc.	202.50
12-2	12/8/2025	Billing, Cochran, Lyles, Mauro, & Ramsey	1,502.50
12-3	12/8/2025	Special District Services, Inc.	5,553.03
12-4	12/8/2025	The McClatchy Co	538.49
1-1	1/8/2026	Billing Cochran P.A.	400.00
1-2	1/8/2026	Special District Services, Inc.	3,647.56
2-1	2/4/2026	Alvarez Engineering, Inc.	101.25
2-2	2/4/2026	Billing Cochran P.A.	400.00
2-3	2/4/2026	Kendall Breeze CDD (Assessment Account)	315,228.67
2-4	2/4/2026	Special District Services, Inc.	3,650.55
		<b>TOTAL</b>	<b>358,563.56</b>

**KENDALL BREEZE CDD  
TAX COLLECTIONS  
2025-2026**

#	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
									\$ 783,930	\$ 89,332	\$ 262,774	\$ 431,824	\$ 89,332	\$ 262,774	\$ 431,824	
									\$ 738,322	\$ 85,407	\$ 247,000	\$ 405,915	\$ 85,407	\$ 247,000	\$ 405,915	\$ 405,915
1	1	Miami-Dade Tax Collector	11/12/25	NAV Taxes	\$ 3,531.35		\$ (33.90)	\$ (141.26)	\$ 3,356.19	\$ 402.57	\$ 1,183.71	\$ 1,945.07	\$ 382.60	\$ 1,125.00	\$ 1,848.59	\$ 1,848.59
2	2	Miami-Dade Tax Collector	11/28/25	NAV Taxes	\$ 55,426.16		\$ (532.10)	\$ (2,217.03)	\$ 52,677.03	\$ 6,318.58	\$ 18,578.85	\$ 30,528.73	\$ 6,005.18	\$ 17,657.34	\$ 29,014.51	\$ 29,014.51
3	3	Miami-Dade Tax Collector	12/05/25	NAV Taxes	\$ 543,220.97		\$ (5,160.92)	\$ (21,782.70)	\$ 516,277.35	\$ 61,927.19	\$ 182,087.67	\$ 299,206.11	\$ 58,855.61	\$ 173,056.17	\$ 284,365.57	\$ 284,365.57
4	4	Miami-Dade Tax Collector	11/17/25	NAV Taxes	\$ 50,049.65		\$ (480.47)	\$ (2,001.99)	\$ 47,567.19	\$ 5,705.66	\$ 16,776.64	\$ 27,567.35	\$ 5,422.66	\$ 15,944.52	\$ 26,200.01	\$ 26,200.01
5	5	Miami-Dade Tax Collector	11/25/25	NAV Taxes	\$ 4,634.58		\$ (44.05)	\$ (229.54)	\$ 4,360.99	\$ 528.34	\$ 1,553.51	\$ 2,552.73	\$ 497.15	\$ 1,461.80	\$ 2,402.04	\$ 2,402.04
6	6	Miami-Dade Tax Collector	12/31/25	NAV Taxes	\$ 56,006.60		\$ (538.76)	\$ (2,130.21)	\$ 53,337.63	\$ 6,384.75	\$ 18,773.41	\$ 30,848.44	\$ 6,080.49	\$ 17,878.77	\$ 29,378.37	\$ 29,378.37
7	7	Miami-Dade Tax Collector	02/28/26	NAV Taxes	\$ 10,979.75		\$ (107.60)	\$ (219.59)	\$ 10,652.56	\$ 1,251.69	\$ 3,680.41	\$ 6,047.65	\$ 1,214.40	\$ 3,570.73	\$ 5,867.43	\$ 5,867.43
8	Int. -1	Miami-Dade Tax Collector	01/26/26	Interest		\$ 745.23			\$ 745.23	\$ 745.23			\$ 745.23			\$ -
9									\$ -							\$ -
10									\$ -							\$ -
11									\$ -							\$ -
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 723,849.06	\$ 745.23	\$ (6,897.80)	\$ (28,722.32)	\$ 688,974.17	\$ 83,264.01	\$ 242,634.20	\$ 398,696.08	\$ 79,203.32	\$ 230,694.33	\$ 379,076.52	\$ 379,076.52

<u>Assessment Roll</u>	
Admin:	\$89,331.69
Maint:	\$262,773.63
Debt:	\$431,823.85
Total	\$783,929.17

<u>Collections</u>	
	92.34%

Note: Top line are 2025/2026 budgeted assessments before discounts and fees.  
Bottom line are 2025/2026 budgeted assessments after discounts and fees.

\$ 723,849.06	
\$ 745.23	\$ 688,974.17
\$ (83,264.01)	\$ (79,203.32)
\$ (242,634.20)	\$ (230,694.33)
\$ (398,696.08)	\$ (379,076.52)
\$ -	\$ -