



**KENDALL BREEZE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING & PUBLIC
HEARING
MAY 28, 2026
6:00 P.M.**

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

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. 125th Court
Miami, Florida 33186
REGULAR BOARD MEETING & PUBLIC HEARING
May 28, 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. March 26, 2026 Regular Board Meeting Minutes.....Page 3
- G. **Public Hearing**
 - 1. Proof of Publication.....Page 8
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 9
- H. **New Business**
 - 1. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Meeting Schedule.....Page 16
- I. **Old Business**
- J. **Administrative Matters**
 - 1. Financial Report.....Page 18
 - 2. Announce the Qualified Elector (Registered Voter) Certification.....Page 23
 - 3. Announce the 2026 General Election and Candidate Qualifying Period – Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026
 - 4. Reminder of Statement of Financial Interests Disclosure 2025 Form 1, Filing Deadline: July 1, 2026
- K. **District Counsel Report**
- L. **District Engineer Report**
 - 1. Update for the Drainage Improvement Project being conducted near Property located at 12151 SW 122 Path
- M. **Additional Board Member/Staff Comments**
- N. **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](#)

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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
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meeting.

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to time without advertised notice.

**KENDALL BREEZE COMMUNITY
DEVELOPMENT DISTRICT
www.kendallbreezecdd.org
PUBLISH: MIAMI HERALD
10/13/25
IPL0279637
Oct 13 2025**

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 26, 2026**

A. CALL TO ORDER

Mrs. Perez called the March 26, 2026, Regular Board Meeting of the Kendall Breeze Community Development District (the “District”) to order at 6:08 p.m. at the Kendall Breeze Clubhouse No. 1 located at 12300 SW 125th 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) 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 Gabriella A. Fernandez Perez of Billing, Cochran, Lyles, Mauro & Ramsey, PA.

Also present was Association Property manager, Javier Parada.

D. ADDITIONS OR DELETIONS TO THE AGENDA.

At the request of Mr. Parada, Mrs. Perez added Consider Association Request for Reimbursement from District for Association Approved Proposals and Completed Road Repairs Project to the Agenda under line-item G.5.

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. October 23, 2025, Regular Board Meeting

The minutes of the October 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 Van Tassel and unanimously passed approving the minutes of the October 23, 2025, Regular Board Meeting, as presented.
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G. NEW BUSINESS

1. Consider Resolution No. 2026-01 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Mrs. Perez presented Resolution No. 2026-01, entitled:

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.

Mrs. Perez advised the Board that the presented budget was based on estimated and projected project costs, sinking funds, etc. and the 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 estimated available funds anticipated for 9-30-2026 are projected to be in the range of \$200,000. 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), currently totaling approximately \$767,000 and the Stormwater Management Reserve Funds totaling approximately \$226,300.

Mrs. Perez added that the Roadway Improvement/Reserve line-item was increased substantially to accommodate the anticipated project cost for the upcoming Resurfacing Roadway Project. She further noted that the project cost in the engineer's report had increased as result of the price of materials and labor having increased.

Mrs. Perez noted that the District was currently conducting a Drainage Improvement Project for which the agreement cost is \$115,550 and to consider the engineering and soft costs related to the same, which will substantially lower the Drainage Improvement Reserve, in addition to Phase I, Storm Drainage Maintenance and Required Pipe Cleaning and CCTV in the amount of \$27,920, pursuant to the 5 Year Certification.

A carryover has been applied to the presented budget in the amount of \$50,000 (\$0 was set up last year). Because the assessments presented for FY 2026/2027 are currently lower than the FY 2025/2026 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. 2026-01, as presented, approving a Proposed Budget for FY 2026/2027 and setting the Public Hearing for finalization for May 28, 2026, 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.

2. Consider Alvarez Engineers' Rate Adjustment Request

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Van Tassel and passed unanimously authorizing the presented rate increase and directing District Counsel to prepare an amendment to the agreement.

3. Consider Billing Cochran Rate Adjustment Request

Presented in the meeting materials was the Billing Cochran rate adjustment request raising the current rates as follows:

Attorneys/Partners rate from \$275.00 to \$300.00 per hour

Attorneys/Associates rate from \$225.00 to \$250.00 per hour

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and passed unanimously approving the Billing Cochran rate adjustment, as presented.

4. Consider Stormwater Drainage System Maintenance, Phase 1, Location, Map and Proposal

Presented in the meeting materials was a map prepared by the District Engineer that provides the 5-Year Storm Drainage System cleaning and CCTV for the Catch Basins, Pipes and Replacement of Baffles as deemed necessary. In this project, the District has been divided into five (5) Phases in which each phase represents a year; at the end of the five years, the District Engineer can certify that the District has complied with the requirement.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Van Tassel and passed unanimously approving the agreement with Raptor Vac Systems in the amount of \$27,920 for the cleaning of the catch basins and pipelines within the designated area within Phase 1 and as further specified in the proposal dated March 16, 2026, pursuant to the District Engineer plans and specifications.

5. Consider Association Request for Reimbursement from District for Association Approved Proposals and Completed Road Repairs Project

Mr. Parada presented a summary letter, signed proposals, proof of payment, invoices, and photos of the completed work for which he was requesting, on behalf of the Association's Roadway Project, reimbursement from the District. Mr. Parada noted that not all the items provided for in the District Engineer's specifications were addressed and that he had used his discretion as to what was prioritized.

The request was originally made for progress payments, which the District clarified would not be an option. The Board could not approve it in phases as it would create additional costs for the District, and therefore Mr. Parada contacted the President of the Association via phone, who agreed to a not to exceed amount for a onetime payment contingent upon the District Engineer's evolution, inspection, and work acceptance and/or certification.

A **MOTION** was made by Supervisor Perez, seconded by Supervisor Sanfiel and unanimously passed approving the Kendall Breeze HOA request for 2026 Roadway Project reimbursement for an amount not to exceed \$32,124.73, pursuant to the terms of the Agreement between the District and the Association dated November 25, 2008, and as further amended. The release of the payment will be contingent on the District Engineer evolution, inspection and work acceptance and/or certification.

H. OLD BUSINESS

There was no Old Business to come before the Board.

I. ADMINISTRATIVE MATTERS

1. Financial Report

Mrs. Perez presented the financial statement in the meeting book for Board review. She also noted that available funds as of February 28, 2026, were \$525,260.54.

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

2. 2026 General Election and Candidate Qualifying Period

Mrs. Perez announced, pursuant to the Miami-Dade County Supervisor of Elections' website, the 2026 General Election and Candidate Qualifying Period runs from Noon, Monday, June 8, 2026, through Noon, Friday, June 12, 2026.

V-CHR	Seat 3	Octavio Perez	Expires 2026
AS	Seat 4	Michael Tauben	Expires 2026

3. 2025 Form 1 – Statement of Financial Interests

Mrs. Perez advised the Board that for this year's filing requirement, a completed 2025 Form 1 must be submitted prior to July 1, 2026, using the Electronic Filing System of the Florida Commission on Ethics, which can be accessed via a link at Login - Electronic Financial Disclosure Management System floridaethics.gov. As previously noted, Board Members are no longer able to file completed Form 1 through their local Supervisor of Elections' office.

J. DISTRICT COUNSEL REPORT

There was no District Counsel Report at this time.

K. DISTRICT ENGINEER'S REPORT

1. Update on Drainage Improvement Project Near 12151 SW 122nd Path

Mrs. Perez announced, pursuant to today's District Engineer's update provided by Alejandro Aleman the following items:

1. The south half of the corridor's drainage improvements/installations should be completed by tomorrow (Friday 27th).
2. The north half of the corridor's drainage improvements/installations should be completed by the end of the following week (April 3rd).
3. The work during the week of April 6 should consist of the final pavement and concrete restoration

L. ADDITIONAL BOARD MEMBER/STAFF COMMENTS

There were no further Board Member or Staff comments.

M. ADJOURNMENT

There being no further business to come before the Board, a **MOTION** was made by Supervisor Van Tassel, seconded by Supervisor Sanfiel adjourning the Regular Board Meeting at 6:58 p.m. The **MOTION** carried unanimously.

ATTESTED BY:

Secretary/Assistant Secretary

Chairman/Vice-Chair

Publication Date
2026-05-15

Subcategory
Miscellaneous Notices

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 28, 2026, 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 2026/2027 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) 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

IPL0337157

May 8,15 2026

RESOLUTION NO. 2026-02

A RESOLUTION OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT ADOPTING A FISCAL YEAR 2026/2027 BUDGET.

WHEREAS, the Kendall Breeze Community Development District (“District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 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 2026/2027 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 28th day of May, 2026.

ATTEST:

**KENDALL BREEZE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Kendall Breeze
Community Development District

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

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 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
Administrative Assessments	89,789
Maintenance Assessments	262,234
Debt Assessments	431,824
Other Revenues	0
Interest Income	1,560
TOTAL REVENUES	\$ 785,407
EXPENDITURES	
MAINTENANCE EXPENDITURES	
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
TOTAL MAINTENANCE EXPENDITURES	\$ 296,500
ADMINISTRATIVE EXPENDITURES	
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 85,962
TOTAL EXPENDITURES	\$ 382,462
REVENUES LESS EXPENDITURES	\$ 402,945
Bond Payments	(405,915)
BALANCE	\$ (2,970)
County Appraiser & Tax Collector Fee	(15,676)
Discounts For Early Payments	(31,354)
EXCESS/ (SHORTFALL)	\$ (50,000)
Carryover From Prior Year	50,000
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL 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
REVENUES				
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
TOTAL REVENUES	\$ 825,567	\$ 785,356	\$ 785,407	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
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
TOTAL MAINTENANCE EXPENDITURES	\$ 45,934	\$ 247,000	\$ 296,500	
ADMINISTRATIVE EXPENDITURES				
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
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,780	\$ 85,407	\$ 85,962	
TOTAL EXPENDITURES	\$ 120,714	\$ 332,407	\$ 382,462	
REVENUES LESS EXPENDITURES	\$ 704,853	\$ 452,949	\$ 402,945	
Bond Payments	(411,797)	(405,915)	(405,915)	2027 Principal & Interest Payments
BALANCE	\$ 293,056	\$ 47,034	\$ (2,970)	
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
EXCESS/ (SHORTFALL)	\$ 256,681	\$ -	\$ (50,000)	
Carryover From Prior Year	0	0	50,000	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 256,681	\$ -	\$ -	

DETAILED FINAL 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
Total Revenues	\$ 411,797	\$ 406,915	\$ 406,915	
EXPENDITURES				
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
Total Expenditures	\$ 400,680	\$ 406,915	\$ 406,915	
Excess/Shortfall	\$ 11,117	\$ -	\$ -	

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
	Sub-Total For Lot Size 22	\$ 940.35	\$ 940.31	\$ 940.04	\$ 939.96
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
	Sub-Total For Lot Size 30	\$ 1,004.28	\$ 1,004.24	\$ 1,003.97	\$ 1,003.89
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
	Sub-Total For Lot Size 35	\$ 1,044.24	\$ 1,044.20	\$ 1,043.93	\$ 1,043.85
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
	Sub-Total For Lot Size 60	\$ 1,244.02	\$ 1,243.98	\$ 1,243.71	\$ 1,243.63

* 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

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 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 2026/2027; and

WHEREAS, the Board of Supervisors of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 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 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized to be published.

PASSED, ADOPTED and EFFECTIVE this 28th day of May, 2026.

ATTEST:

**KENDALL BREEZE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

**KENDALL BREEZE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 22, 2026
January 28, 2027
March 25, 2027
May 27, 2027
August 26, 2027**

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 00/00/26

Kendall Breeze
Community Development District

**Financial Report For
April 2026**

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

	<u>Oct 25 - Apr 26</u>	<u>25/26 Budget</u>	<u>\$ Over Budget</u>	<u>% of Budget</u>
Income				
363.100 · Admin Assessment Income	88,171.87	89,326.00	-1,154.13	98.71%
363.101 · Maint Assessment Income	257,065.01	262,766.00	-5,700.99	97.83%
363.810 · Debt Assessments	422,408.77	431,824.00	-9,415.23	97.82%
363.820 · Debt Assessments-Pd To Trustee	-402,328.22	-405,915.00	3,586.78	99.12%
363.830 · Assessment Fees	-7,324.22	-15,678.00	8,353.78	46.72%
363.831 · Assessment Discounts	-29,132.83	-31,356.00	2,223.17	92.91%
369.401 · Interest Income	15,246.05	1,440.00	13,806.05	1,058.75%
Total Income	<u>344,106.43</u>	<u>332,407.00</u>	<u>11,699.43</u>	<u>103.52%</u>
Gross Profit	344,106.43	332,407.00	11,699.43	103.52%
Expense				
511.308 · Traffic Enforcement	0.00	10,000.00	-10,000.00	0.0%
511. · Professional Fees				
511.310 · Engineering	5,868.75	13,000.00	-7,131.25	45.14%
511.315 · Legal Fees	4,422.50	12,000.00	-7,577.50	36.85%
511.320 · Audit Fees	0.00	3,600.00	-3,600.00	0.0%
Total 511. · Professional Fees	<u>10,291.25</u>	<u>28,600.00</u>	<u>-18,308.75</u>	<u>35.98%</u>
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	3,406.00	13,000.00	-9,594.00	26.2%
511.306 · Roadway Imp/Reserve	32,124.73	155,000.00	-122,875.27	20.73%
511.307 · Drainage Improvements/Reserve	4,115.00	56,000.00	-51,885.00	7.35%
511.311 · Management Fees	20,797.00	35,652.00	-14,855.00	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	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	451.29	925.00	-473.71	48.79%
511.513 · Postage and Delivery	99.68	925.00	-825.32	10.78%
511.514 · Office Supplies	210.25	650.00	-439.75	32.35%
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%
Total Expense	<u>87,614.01</u>	<u>332,407.00</u>	<u>-244,792.99</u>	<u>26.36%</u>
Net Income	<u>256,492.42</u>	<u>0.00</u>	<u>256,492.42</u>	<u>100.0%</u>

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

	Annual Budget 10/1/25 - 9/30/26	Actual Apr-26	Year To Date Actual 10/1/25 - 4/30/26
REVENUES			
Administrative Assessments	89,326	2,595	88,172
Maintenance Assessments	262,766	7,629	257,065
Debt Assessments	431,824	12,536	422,409
Other Revenues	0	0	0
Interest Income	1,440	0	15,246
Total Revenues	\$ 785,356	\$ 22,760	\$ 782,892
EXPENDITURES			
Maintenance Expenditures			
Maintenance/Contingency (Storm Drain Cleaning)	13,000	0	3,406
Roadway Improvements/Reserve	155,000	0	32,125
Drainage Improvements/Reserve	56,000	0	4,115
Traffic Enforcement - Off-Duty Police	10,000	0	0
Engineering/Inspections	13,000	0	5,869
Total Maintenance Expenditures	\$ 247,000	\$ -	\$ 45,515
Administrative Expenditures			
Supervisor Fees	6,000	0	1,800
Payroll Taxes (Employer)	480	0	138
Management	35,652	2,971	20,797
Secretarial	6,000	500	3,500
Legal	12,000	0	4,423
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	170	451
Postage	925	67	100
Office Supplies	650	119	210
Dues & Subscriptions	175	0	175
Website Management	2,000	167	1,166
Total Administrative Expenditures	\$ 85,407	\$ 3,994	\$ 42,099
Total Expenditures	\$ 332,407	\$ 3,994	\$ 87,614
Revenues Less Expenditures	\$ 452,949	\$ 18,766	\$ 695,278
Bond Payments	(405,915)	(12,410)	(402,328)
Balance	\$ 47,034	\$ 6,356	\$ 292,950
County Appraiser & Tax Collector Fee	(15,678)	(228)	(7,324)
Discounts For Early Payments	(31,356)	0	(29,133)
Excess/ (Shortfall)	\$ -	\$ 6,128	\$ 256,493
Carryover from Prior Year	0	0	0
Net Excess/ (Shortfall)	\$ -	\$ 6,128	\$ 256,493

Bank Balance As Of 4/30/26	\$ 1,529,386.12
Accounts Payable As Of 4/30/26	\$ 20,411.66
Accounts Receivable As Of 4/30/26	\$ -
Reserve For Roadway Improvements As Of 4/30/26	\$ 767,000.00
Reserve For Drainage Improvements As Of 4/30/26	\$ 226,300.00
Available Funds As Of 4/30/26	\$ 515,674.46

Kendall Breeze Community Development District
 Check Register
 March 2026 - April 2026

Reference #	Date	Vendor	Amount
3-1	3/9/2026	Billing Cochran P.A.	400.00
3-2	3/9/2026	Kendall Breeze CDD (Assessment Account)	28,602.05
3-3	3/9/2026	Special District Services, Inc.	3,657.76
4-1	4/17/2026	Alvarez Engineering, Inc.	1,308.75
4-2	4/17/2026	Billing Cochran P.A.	400.00
4-3	4/17/2026	HCG	1,230.00
4-4	4/17/2026	Kendall Breeze CDD (Assessment Account)	35,245.80
4-5	4/17/2026	Special District Services, Inc.	5,369.86
4-6	4/23/2026	Kendall Breeze HOA	2,418.22
4-7	4/23/2026	Kendall Breeze HOA	14,554.51
4-8	4/23/2026	Kendall Breeze HOA	15,152.00
		TOTAL	108,338.95

**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	8	Miami-Dade Tax Collector	03/11/26	NAV Taxes	\$ 9,911.85		\$ (98.13)	\$ (99.12)	\$ 9,714.60	\$ 1,129.95	\$ 3,322.45	\$ 5,459.45	\$ 1,107.47	\$ 3,256.33	\$ 5,350.80	\$ 5,350.80
10	9	Miami-Dade Tax Collector	01/19/26	NAV Taxes	\$ 10,380.19		\$ (100.70)	\$ (311.39)	\$ 9,968.10	\$ 1,183.34	\$ 3,479.44	\$ 5,717.41	\$ 1,136.36	\$ 3,341.31	\$ 5,490.43	\$ 5,490.43
11	10	Miami-Dade Tax Collector	04/17/26	NAV Taxes	\$ 22,759.32		\$ (227.59)	\$ -	\$ 22,531.73	\$ 2,594.57	\$ 7,628.92	\$ 12,535.83	\$ 2,568.63	\$ 7,552.63	\$ 12,410.47	\$ 12,410.47
12									\$ -							\$ -
13									\$ -							\$ -
14									\$ -							\$ -
15									\$ -							\$ -
16									\$ -							\$ -
17									\$ -							\$ -
					\$ 766,900.42	\$ 745.23	\$ (7,324.22)	\$ (29,132.83)	\$ 731,188.60	\$ 88,171.87	\$ 257,065.01	\$ 422,408.77	\$ 84,015.78	\$ 244,844.60	\$ 402,328.22	\$ 402,328.22

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

<u>Collections</u>	
	97.83%

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

\$ 766,900.42	
\$ 745.23	\$ 731,188.60
\$ (88,171.87)	\$ (84,015.78)
\$ (257,065.01)	\$ (244,844.60)
\$ (422,408.77)	\$ (402,328.22)
\$ -	\$ -

Alina Garcia
Supervisor of Elections
2700 NW 87th Ave
Miami, FL 33172



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TTY 305-499-8480
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CERTIFICATION

STATE OF FLORIDA)

COUNTY OF MIAMI-DADE)

I, Alina Garcia, Supervisor of Elections of Miami-Dade County, Florida, do hereby certify that **Kendall Breeze Community Development District**, as described in the attached **MAP**, has **1620** voters.

Alina Garcia
Supervisor of Elections

WITNESS MY HAND
AND OFFICIAL SEAL,
AT MIAMI, MIAMI-DADE
COUNTY, FLORIDA,
ON THIS 29th DAY OF
APRIL, 2026

Please submit a check for \$60.00 to our office payable to "Miami-Dade County Office of the Supervisor of Elections" for the cost of certifying the number of registered voters.