

**RESOLUTION 2024-02**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2024/2025; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (**"Board"**) of the Chaparral of Palm Bay Community Development District (**"District"**) prior to June 15, 2024 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2024 and ending September 30, 2025 (**"Proposed Budget"**); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE:	August 19, 2024
HOUR:	8:30 a.m.
LOCATION:	Fairfield Inn & Suites 4355 W. New Haven Ave. Melbourne, Florida 32904

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to City of Palm Bay at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the Proposed Budget on the District's website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.


5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON MAY 20, 2024.**

Attest:

**Chaparral of Palm Bay Community  
Development District**

  
Print Name: Larry B. Kunkle Jr.  
Secretary / Assistant Secretary

  
Print Name: Michael Lawson  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2024/2025**

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
FY 2025 PROPOSED BUDGET - GENERAL FUND (O&M)**

**I. REVENUE**

GENERAL FUND REVENUE - ASSESSMENTS  
DEVELOPER FUNDING & BUILDER LOT CLOSING PRORATIONS  
INTEREST

**TOTAL REVENUE**

**II. EXPENDITURES**

**GENERAL ADMINISTRATIVE**

SUPERVISORS COMPENSATION (3 Supervisors- 8 Meetings)  
PAYROLL TAXES  
PAYROLL PROCESSING  
MANAGEMENT CONSULTING SERVICES  
CONSTRUCTION ACCOUNTING SERVICES  
PLANNING, COORDINATING & CONTRACT SERVICES  
ADMINISTRATIVE SERVICES  
BANK FEES  
AUDITING SERVICES  
TRAVEL PER DIEM  
INSURANCE (increase for amncity going live - do we have any hardscape to add policy )  
REGULATORY AND PERMIT FEES  
LEGAL ADVERTISEMENTS  
ENGINEERING SERVICES  
LEGAL SERVICES  
PERFORMANCE & WARRANTY BOND PREMIUM  
WEBSITE HOSTING  
MEETING ROOM RENTAL  
ADMINISTRATIVE CONTINGENCY

**TOTAL GENERAL ADMINISTRATIVE**

FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2024 ACTUAL 03.31.2024	FY 2025 PROPOSED	VARIANCE
\$ -	\$ 678	\$ 51,815	\$ -	\$ 510,877	\$ 241,520	\$ 658,978	\$ 148,101
37,884	128,073	201,880	353,684	-	58,637	-	-
-	-	-	-	-	-	-	-
37,884	128,751	253,695	353,684	510,877	300,157	658,978	148,101
1,298	204	2,385	370	4,800	-	4,800	-
92	-	300	164	367.2	-	367	-
-	-	230	150	490	-	490	-
3,500	21,000	21,000	19,875	48,000	24,342	48,000	-
4,500	3,500	3,500	3,312	-	-	-	-
6,000	36,000	36,000	34,071	-	-	-	-
600	3,600	3,600	3,407	3,600	1,500	3,600	-
54	158	-	-	300	-	300	-
-	-	3,465	3,500	3,600	-	3,800	200
172	336	263	2,005	500	1,187	2,000	1,500
5,100	-	2,902	4,354	24,300	7,816	13,811	(10,489)
175	175	200	175	175	175	175	-
2,904	3,768	2,914	4,190	3,500	29	3,500	-
2,178	3,771	1,168	915	5,500	-	5,500	-
2,162	9,581	8,968	11,754	7,000	1,940	7,000	-
-	-	-	-	-	-	-	-
326	2,015	2,015	2,488	2,015	1,723	2,015	-
75	300	246	750	800	-	800	-
-	-	645	343	2,500	1,581	17,500	15,000
29,135	84,408	89,801	91,823	107,447	40,293	113,658	6,211

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
FY 2025 PROPOSED BUDGET - GENERAL FUND (O&M)**

**DEBT ADMINISTRATION:**

DISSEMINATION AGENT	-	5,000	5,000	5,066	6,000	-	6,000	-
TRUSTEE FEES	-	3,574	6,752	7,004	7,004	-	7,004	-
ARBITRAGE	150	-	-	475	750	-	750	-
<b>TOTAL DEBT ADMINISTRATION</b>	<b>150</b>	<b>8,574</b>	<b>11,752</b>	<b>12,545</b>	<b>13,754</b>	<b>-</b>	<b>13,754</b>	<b>-</b>

**PHYSICAL ENVIRONMENT EXPENDITURES**

COMPREHENSIVE FIELD SERVICES	-	2,312	7,804	8,013	8,016	4,006	8,016	-
STREETPOLE LIGHTING	-	847	21,351	29,400	99,400	20,375	158,650	59,250
ELECTRICITY (IRRIGATION & POND PUMPS)	-	-	2,205	6,854	16,100	6,099	18,000	1,900
WATER	-	-	3,947	8,912	8,600	55	8,600	-
LANDSCAPING MAINTENANCE	-	32,585	102,014	152,813	166,560	95,813	210,000	43,440
LANDSCAPE REPLINISHMENT	-	-	-	-	10,000	-	10,000	-
IRRIGATION MAINTENANCE	-	-	545	2,810	6,000	806	10,000	4,000
POND MAINTENANCE	-	-	-	-	25,880	-	30,000	4,120
ENTRY FEATURES	-	-	-	-	3,000	-	15,000	12,000
GATE & CAMERA MONITORING	-	-	-	-	1,320	2,455	3,500	2,180
GATE REPAIRS AND MAINTENANCE	-	-	-	-	10,000	-	10,000	-
PET WASTE REMOVAL	-	-	-	-	4,800	-	4,800	-
CONTINGENCY FOR PHYSICAL ENVIRONMENT	1,860	-	1,090	5,971	10,000	-	25,000	15,000
<b>TOTAL PHYSICAL ENVIRONMENT EXPENDITURES</b>	<b>1,860</b>	<b>35,744</b>	<b>138,956</b>	<b>214,773</b>	<b>369,676</b>	<b>129,609</b>	<b>511,566</b>	<b>141,890</b>

**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT  
FY 2025 PROPOSED BUDGET - GENERAL FUND (O&M)**

AMENITY CENTER OPERATIONS  
 POOL MAINTENANCE  
 AMENITY CENTER INTERNET  
 AMENITY CENTER ELECTRIC  
 AMENITY CENTER WATER  
 JANITORIAL MAINTENANCE  
 SECURITY ACCESS CONTROL  
 PEST CONTROL  
 POOL PERMITS  
 AMENITY CONTINGENCY  
**TOTAL AMENITY CENTER OPERATIONS**  
  
**TOTAL EXPENDITURES**  
**III. EXCESS OF REVENUE OVER (UNDER) EXPENDITURES**  
 FUND BALANCE - BEGINNING  
 FUND BALANCE - ENDING

FY 2020 ACTUAL	FY 2021 ACTUAL	FY 2022 ACTUAL	FY 2023 ACTUAL	FY 2024 ADOPTED	FY 2024 ACTUAL 03.31.2024	FY 2025 PROPOSED	VARIANCE
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	1,339	-	-	-	-
-	3,193	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	8,610	14,685	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-
-	2,031	-	137	20,000	-	20,000	-
-	5,224	8,610	16,161	20,000	-	20,000	-
-	-	-	-	-	-	-	-
31,145	133,950	249,119	335,302	510,877	169,902	658,978	148,101
6,739	(5,199)	4,576	18,382	-	130,255	-	-
-	6,739	1,540	6,116	24,498	-	24,498	24,498
\$ 6,739	\$ 1,540	\$ 6,116	\$ 24,498	\$ 24,498	-	\$ 24,498	\$ 24,498

## STATEMENT 2

## Chaparral of Palm Bay Community Development District - Contract Summary

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
<b>GENERAL ADMINISTRATIVE:</b>			
SUPERVISORS COMPENSATION	Board of Supervisors	Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year assumes - 3 Board Members per Meeting , 8 Meetings Considered. Chairman waives compensation as the fourth Supervisor.	\$ 4,800
PAYROLL TAXES	Payroll	Amount is for employer taxes related to the payroll calculated at 7.65% Of BOS Payroll	\$ 367
PAYROLL PROCESSING	Innovative	Amount is assessed at \$55 Per Payroll Plus Year End Processing of \$50 for the processing of payroll related to Supervisor compensation	\$ 490
MANAGEMENT CONSULTING SERVICES	BREEZE	The District received Management, Accounting and Assessment services as part of a Management Agreement.	\$ 48,000
CONSTRUCTION ACCOUNTING SERVICES	BREEZE	Construction accounting services are provided for the processing of requisitions and funding request for the District.	\$ -
PLANNING & COORDINATING SERVICES	BREEZE	Governmental agency coordination, construction & maintenance contract administration, technical and engineering support services associated with the maintenance & construction of District infrastructure	\$ -
ADMINISTRATIVE SERVICES	BREEZE	Pursuant to District Management Contract for services related to administration functions of the District such as agenda processing, public records request, etc.	\$ 3,600
BANK FEES	Bank United	Fees associated with maintaining the District's bank accounts and the ordering of checks	\$ 300
AUDITING	DIBARTOLOMEO	Florida Statute mandates an audit of its financial records to be performed on an annual basis by an independent Certified Public Accounting firm.	\$ 3,800
TRAVEL PER DEIM	Misc	Estimated for Supervisor travel to and from District meetings	\$ 2,000
INSURANCE	EGIS	The District's General Liability , Public Officials and Property insurance is with EGIS Insurance and Risk Advisors. They specialize in providing insurance coverage to governmental agencies. The budgeted amount is based on estimates received from EGIS.	\$ 13,811
REGULATORY AND PERMIT FEES	Florida Dept of Economic Opportunity	The District is required to pay an annual fee of \$175 to the Department of Community Affairs.	\$ 175
LEGAL ADVERTISEMENTS	Local Newspaper	The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation	\$ 3,500
ENGINEERING SERVICES	Stantec	The District Engineer provides general engineering services to the District; i.e. attendance and preparation for monthly board meetings, review of contractor plans and invoices, and other specifically requested assignments.	\$ 5,500
LEGAL SERVICES	Strayley, Robin Vericker	The District's attorney provides general legal services to the District; i.e. attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager	\$ 7,000
WEBSITE HOSTING	Campus Suite	The District is mandated to post on the internet the approved and adopted budgets as well as agendas and other items in accordance with State requirements. Campus Suite - \$1,515 includes website compliance and remediation of 750 documents as well as \$500 for District Manager upload and oversight	\$ 2,015
MEETING ROOM RENTAL	Mariott	In accordance with Florida Statute 190.006, the District is required to host meetings where the District is located. The District reserve rental in a facility accessible to residents and residing within the County	\$ 800

STATEMENT 2

Chaparral of Palm Bay Community Development District - Contract Summary

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
ADMINISTRATIVE CONTINGENCY		Estimated for items not known and considered in the administrative allocations	\$ 17,500
<b>DEBT SERVICE ADMINISTRATION:</b>			
DISSEMINATING AGENT	LERNER	The District is required by the Securities & Exchange Commission to comply with Rule 15c2-12(b)-(5) which relates to additional reporting requirements for bond issues. The budgeted amount is based on standard fees charged for this service.	\$ 6,000
TRUSTEE FEES	US BANK	The District deposits amounts related to a Bond Series with a Trustee stipulated in the trust indenture. The annual trustee fees are based on fees estimated by the Trustee for the 2021 A1 and A2	\$ 7,004
ARBITRAGE	LLS	The District receives services from an independent specialist to calculate the District's Arbitrage Rebate Liability on respective bond issuances. Confirmed with LLS for arbitrage related to the 2017A Bonds - rebate is calculated by end of July	\$ 750
<b>PHYSICAL ENVIRONMENT:</b>			
COMPREHENSIVE FIELD SERVICES	BREEZE	Directs day to day operations and oversees field services technician. Schedule vendors and inspect their work, interact with new homeowners, coordinate general security, manage of RFP for ongoing maintenance, prepare written monthly reports to the Board, including travel for field technician	\$ 8,016
STREETPOLE LIGHTING	Gig Fiber, LLC	It is anticipated that by the end of FY 2024 there will be a total 104 streetlights installed with a total installed of 104 by 12/30/2024 as well. It is further anticipated that an additional 175 streetlights will be installed by 09/30/2025. The Deposit for the additional 175 is \$100 per streetlight	\$ 158,650
ELECTRICITY (IRRIGATION & POND PUMPS)	FPL	Estimated for electrical services related to the irrigation and pond pumps. There is one meter located at 1694 Malabar at an average cost of \$925 monthly. Included an additional \$5,000 for any additional landscape that may be coming on	\$ 18,000
WATER	City of Palm Bay	Estimated water utility services related to the operations of the District for the meter located at 90 Abilene Dr. The average monthly cost is \$300 for this meter. It is anticipated that costs will increase due to any additional landscape added	\$ 8,600
LANDSCAPING MAINTENANCE	Brightview Landscape	The landscape professional provides monthly services that include mowing, edging, line trimming, pruning, blowing and small debris pickup, as well as bed weed control as well as chemical and horticultural maintenance. Also included are monthly irrigation maintenance checks	\$ 210,000
LANDSCAPE REPLINISHMENT	Brightview Landscape	Landscape replenishment as needed	\$ 10,000
IRRIGATION MAINTENANCE	Brightview Landscape	The maintenance and repair of the irrigation system as needed	\$ 10,000
POND MAINTENANCE	Aquatic Weed Control/Brightview Landscape	The District is contracting with the vendor to provide maintenance of the 11 ponds in the District. Additional pond treatments may be needed to address midge flies and possible fish stocking	\$ 30,000
ENTRY FEATURES		Estimated for The maintenance and repair of the entry features as needed	\$ 15,000
GATE & CAMERA MONITORING	DC Integrations	Basic programming and monitoring of the camera system	\$ 3,500
GATE REPAIRS & MAINTENANCE		Estimated for the repairs and maintenance associated with gate repairs and monitoring	\$ 10,000

**STATEMENT 2**

**Chaparral of Palm Bay Community Development District - Contract Summary**

FINANCIAL STATEMENT CATEGORY	VENDOR	COMMENTS/SCOPE OF SERVICE	ANNUAL
PET WASTE REMOVAL	Brightview	The contractor will provide for the servicing of 2 pet waste stations in the District as well as the provision of waste removal bags. The District will be considering the addition of 3 stations at an increased amount of \$200 per month. Additional stations approximate \$400 each to purchase and is reflected in the overall budgeted amount	\$ 4,800
PHYSICAL ENVIRONMENT CONTINGENCY	Contingency	Additional maintenance added with new areas coming online and maintenance of such items	\$ 25,000
AMENITY:			
POOL MAINTENANCE		Maintenance program for pool expected in FY '24/25	\$ -
AMENITY CENTER INTERNET		Internet is estimated to be approximately \$175 per month	\$ -
AMENITY CENTER ELECTRIC		Electric estimated to be \$475 per month	\$ -
AMENITY CENTER WATER		Water is estimated to be \$375 per month	\$ -
JANITORIAL MAINTENANCE		Maintenance program for pool expected in FY '24/25	\$ -
SECURITY ACCESS CONTROL		COST FOR CAMERAS, ACCESS SYSTEM MANAGEMENT OF AMENITY CENTER	\$ -
AMENITY PEST CONTROL		Pest control estimated for the amenity center	\$ -
POOL PERMITS			\$ -
Amenity Contingency		As needed for any amenity features	\$ 20,000



**STATEMENT 2  
CHAPARRAL OF PALM BAY CDD  
FY 2025 PROPOSED GENERAL FUND BUDGET  
O&M ASSESSMENT ALLOCATION**

**A. ERU Assignment**

Approx Lot Width	Assigned ERU	Lot Count	Total ERU	% ERU
40'	0.80	195	156.00	36.2%
50'	1.00	275	275.00	63.8%
<b>total</b>		<b>470</b>	<b>431.00</b>	<b>100.0%</b>

**B. Expenditures (O&M Assessment)**

<b>Total Expenditures (net)</b>	<b>\$ 658,978.20</b>
County collection charges & early pmt. Disc.	\$ 42,062.44
<b>Total O&amp;M Assessment, if all ON Roll (gross)</b>	<b>\$ 716,280.65</b>
Total ERUs in District	431.00
O&M Assessment per ERU (Gross)	<b>\$ 1,661.90</b>
O&M Assessment per ERU (Net)	<b>\$ 1,528.95</b>

**C. Assessment Allocation**

**Table 1 - Proposed FY 2025 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	\$ 1,223	\$ 238,516	\$ 1,329.52	\$ 259,257
50'	1.00	\$ 1,529	\$ 420,462	\$ 1,661.90	\$ 457,024
<b>total</b>			<b>\$ 658,978</b>		<b>\$ 716,281</b>

**Table 2 - Adopted FY 2024 Allocation of AR (as if all On-Roll)**

Approx Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	\$ 948	\$ 184,911	\$ 1,030.72	\$ 200,991
50'	1.00	\$ 1,185	\$ 325,966	\$ 1,288.40	\$ 354,311
<b>total</b>			<b>\$ 510,877</b>		<b>\$ 555,301</b>

**3. Difference between Proposed O&M FY 2025 and Current FY 2024**

	<u>FY 2025</u>	<u>Current FY</u>	<u>% Change</u>	<u>\$ Change</u>
TOTAL EXPENDITURES - NET:	\$ 658,978.20	\$510,877	28.99%	\$ 148,101

Lot Width	FY 2024 Net Assmt/Unit	Proposed FY 2025 Net Assmt/Unit	Change in Net Assmt/Unit	Change in Net/Unit per month	Percentage change
40'	\$ 948	\$ 1,223	\$274.90	\$22.91	28.99%
50'	\$ 1,185	\$ 1,529	\$343.62	\$28.64	28.99%

**FOOTNOTE:**

Developer will enter into an O&M deficit funding agreement for the FY 2024/2025 budget to cover any shortfalls in the budget. Developer will fund budget deficits based on actual expenditures that exceed actual revenues as needed

**STATEMENT 3**  
**CHAPARRAL OF PALM BAY COMMUNITY DEVELOPMENT DISTRICT**  
**DEBT SERVICE SCHEDULES**

	<b>SERIES 2020A-1</b>	<b>TOTAL FY24 BUDGET</b>
<b>REVENUE</b>		
SPECIAL ASSESSMENTS - ON ROLL - GROSS	\$ 264,742	\$ 264,742
SPECIAL ASSESSMENTS - OFF ROLL - NET	-	\$ -
LESS: EARLY PAYMENT DISCOUNT	(10,590)	(10,590)
<b>TOTAL REVENUE</b>	<b>254,152</b>	<b>254,152</b>
<b>EXPENDITURES</b>		
COUNTY - ASSESSMENT COLLECTION FEES	10,590	10,590
INTEREST EXPENSE		
May 1, 2025	75,444	75,444
November 1, 2025	74,094	74,094
PRINCIPAL RETIREMENT		
May 1, 2025	90,000	90,000
<b>TOTAL EXPENDITURES</b>	<b>250,127</b>	<b>250,127</b>
<b>EXCESS OF REVENUE OVER (UNDER) EXPENDITURES</b>	<b>4,025</b>	<b>4,025</b>
<b>FUND BALANCE - ENDING (REVENUE TRUST ACCOUNT</b>	<b>\$ 4,025</b>	<b>\$ 4,025</b>

**Table 1. Series 2020A-1 Allocation of Maximum Annual Debt Service (GROSS MADS)**

<b>LOT WIDTH</b>	<b>LOTS</b>	<b>ERU</b>	<b>Total ERU</b>	<b>% ERU</b>	<b>TOTAL ASSMTS</b>	<b>ASSMT / LOT</b>
40'	147	0.80	118.1	48.8%	\$129,123	\$878.39
50'	124	1.00	124.0	51.2%	\$135,619	\$1,093.70
<b>Total</b>	<b>271</b>		<b>242.1</b>	<b>100.0%</b>	<b>\$264,742</b>	

## Soudakoff, Boris

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**From:** Hayes, Jill J  
**Sent:** Monday, June 3, 2024 8:22 AM  
**To:** Soudakoff, Boris  
**Subject:** FW: Chaparral of Palm Bay Approved Preliminary Budget FY 2024-2025  
**Attachments:** Chaparral of Palm Bay Approved Preliminary Budget FY 2024-2025.pdf

**From:** Airra Ilagan <airra@breezehome.com>  
**Sent:** Friday, May 31, 2024 4:14 PM  
**To:** Hayes, Jill J <Jill.Hayes@brevardfl.gov>  
**Cc:** Kaylee Roach <Kaylee@breezehome.com>; Larry Krause <larry@breezehome.com>; Patricia Comings-Thibault <Patricia@breezehome.com>  
**Subject:** Chaparral of Palm Bay Approved Preliminary Budget FY 2024-2025

**[EXTERNAL EMAIL]** DO NOT CLICK links or attachments unless you recognize the sender and know the content is safe.

Hi Ms. Hayes,

Please see the attached adopted preliminary FY 2024-2025 Chaparral of Palm Bay budget for your records.

Let me know if you have any questions.

Thank you,

**Airra Ilagan**

Coordinator

813.565.4663

[Airra@BreezeHome.com](mailto:Airra@BreezeHome.com)

[www.BreezeHome.com](http://www.BreezeHome.com)