



South Kendall  
Community Development District

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

Jesus Hernandez, Chairman

Sergio Valdes, Vice Chairman

Alexander Sabe, Assistant Secretary

Betty Fayad, Assistant Secretary

Ernesto Frye, Assistant Secretary

February 24, 2017



# South Kendall

## Community Development District

5385 N. Nob Hill Road, Sunrise, Florida 33351  
(954) 721-8681 ~ (954) 721-9202 fax

February 17, 2017

**Board of Supervisors  
South Kendall  
Community Development District**

Dear Board Members:

The regular meeting of the Board of Supervisors of the **South Kendall Community Development District** will be held on **February 24, 2017 at 9:00 a.m. at the Tuscany Village Clubhouse, 12801 SW 133 Terrace, Miami, Florida 33186**. Following is the advance agenda

1. Roll Call
2. Approval of Minutes of the January 27, 2017 Meeting
3. Staff Reports
  - A. Attorney
  - B. Engineer
  - C. Club
    - 1) Ratification of Backflow Inspection Invoice
    - 2) Discussion on Kids Pool Pump Issues
  - D. Manager
4. Supervisors Requests and Audience Comments
5. Financial Reports
  - A. Approval of Check Run Summary
  - B. Balance Sheet and Income Statement
6. Adjournment

Enclosed for your review is a copy of the minutes from the January 27, 2017 meeting.

The third order of business is staff reports. Enclosed under the club report is information regarding a backflow inspection.

The financials are enclosed also for your review. The balance of the agenda is routine in nature and staff will present their reports at the meeting. Any other support documentation will be provided under separate cover as it becomes available or presented at the meeting. I look forward to seeing you at the meeting and in the meantime if you have any questions, please contact me.

Sincerely,



Luis Hernandez  
Manager

cc: Dennis Lyles      Juan Alvarez      Jon Kessler      Yamilex Ortega

**MINUTES OF MEETING  
SOUTH KENDALL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the South Kendall Community Development District was held on January 27, 2017 at 9:00 a.m. at Tuscan Village Clubhouse, 12801 SW 133<sup>rd</sup> Terrace, Miami, Florida.

Present and constituting a quorum were:

Jesus Hernandez	Chairman
Sergio Valdes	Vice Chairman
Ernesto Frye	Assistant Secretary
Betty Fayad	Assistant Secretary (by phone)
Alex Sabe	Assistant Secretary (by phone)

Also present were:

Luis Hernandez	District Manager
Daniel Finz	GMS
Scott Cochran	District Counsel
Yamilex Ortega	Club Manager

**FIRST ORDER OF BUSINESS**

**Oath of Office for Mr. Alexander Sabe**

**SECOND ORDER OF BUSINESS**

**Roll Call**

Mr. Luis Hernandez called the meeting to order, called the roll, and indicated for the record that Mr. Sabe's oath of office had been imposed prior to starting the meeting.

**THIRD ORDER OF BUSINESS**

**Approval of Minutes of the  
December 14, 2016 Meeting**

Mr. Luis Hernandez: The next item that we have is Approval of Minutes of the December 14, 2016 Meeting.

On MOTION by Mr. Valdes seconded by Mr. Frye with all in favor the Minutes of the December 14, 2016 Meeting were approved.
--

**FOURTH ORDER OF BUSINESS      Staff Reports**

**A. Attorney**

There not being any report, the next item followed.

**B. Engineer**

There not being any report, the next item followed.

**C. Club**

There not being any report, the next item followed.

**D. Manager**

Mr. Luis Hernandez: One of the items the CDD typically tries to avoid is surprises.

At the time we present incidents for events that have taken place, it is not the intent to scare or concern anyone, but to keep you aware of what has been taking place. We have been informed that the vendor who provides the landscape services has been approached by someone who claims to be a homeowner and that person initially started having a conversation with this firm, asking for some private work at a particular house. The conversation twisted and the gentleman indicated that someone from the landscape firm had stolen \$80 from the owner of that property. When that conversation changed, the owner of the company who was approached changed the tone and asked how he knew it was his people. The individual on the phone claimed to have video of everything that took place and described a particular specific individual and it happens to be there is no one in the crew that would fit that description. They were asking for a tall white guy with green eyes. For those who have seen our crew, we don't have anyone that fits that description so it someone not related to the landscape company. Nevertheless, the whole point I wanted to address is that as the conversation continued to move forward, the first part the landscape company told him is that if he believed that occurred to please call the police and give them all this information because he didn't believe one of his guys had done what was described and at the same time, making such accusations based on what he believed took place could have consequences. The voice and tone on the other side changed and the guy started cursing and making more accusations that he was going to be taking drastic actions. The part I want the Board to know is that this took place. We

have not been able to recognize whether it is in fact a homeowner, what unit it is that had this problem, nor do we really understand what the problem is. The only part we have asked the landscape company to do is to send a police report so that there is some documentation of that event taking place. All we have at this point is phone numbers, since the gentleman called from two different phone numbers. So I just want everybody to be aware of it. I have been asking the landscaping company to be cautious, not to change anything of what they do, but to minimize having just one individual going to places and having the crew kind of moving together. At the same time, by keeping everybody posted, I want to make you aware that it seems to be a person who is dissatisfied and at least verbally he is expressing that he will be taking drastic actions. So I think that is what is important for the Board to be aware of at this point and as this gets to be unfolded and moves forward, I will keep you posted. At the same time, I just want to report that there has been some work being done throughout the community as part of the regular maintenance that is being done. I am not aware of any problems, but if you happen to notice anything, just let us know. We have been trying to catch up on any maintenance we have been aware of.

**FIFTH ORDER OF BUSINESS                      Supervisors      Requests      and  
Audience Comments**

There not being any, the next item followed.

**SIXTH ORDER OF BUSINESS                      Financial Reports**

- A. Approval of Check Run Summary**
- B. Balance Sheet and Income Statement**

Mr. Luis Hernandez: The next item on the agenda are the Financial Reports. Tab A is Approval of the Check Run Summary and tab B is the Balance Sheet and Income Statement. Unless anyone has any questions, a motion to approve them would need to take place at this time.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the check run summary and the balance sheet and income statement were approved.

**SEVENTH ORDER OF BUSINESS      Adjournment**

Mr. Luis Hernandez: Unless anyone has any other business to discuss, a motion to adjourn the meeting would be in order.

On MOTION by Mr. Sabe seconded by Mr. Jesus Hernandez with all in favor the meeting was adjourned.

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

\_\_\_\_\_  
Chairman / Vice Chairman

## Robin Ventura

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**From:** Luis Hernandez  
**Sent:** Wednesday, February 15, 2017 3:57 PM  
**To:** Robin Ventura  
**Subject:** SKCDD - FW: Backflow Inspection Done  
**Attachments:** CCF02062017.pdf

For the coming meeting

Luis E. Hernandez  
**GMS-SF, LLC**  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Phone: 954-721-8681 ext. 204  
Direct: 954-582-2864  
[lhernandez@gmssf.com](mailto:lhernandez@gmssf.com)

**From:** Yamilex Ortega [<mailto:yortega@cpmmiami.com>]  
**Sent:** Monday, February 6, 2017 1:53 PM  
**To:** Luis Hernandez <[lhernandez@gmssf.com](mailto:lhernandez@gmssf.com)>  
**Cc:** 'Juan Alvarez' <[Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)>; Sharyn Rosina <[srosina@gmssf.com](mailto:srosina@gmssf.com)>  
**Subject:** Backflow Inspection Done

Good Afternoon Luis,

The inspection to the backflow has been done. A copy has been sent to Miami-Dade County via fax and US mail.

System was found in working conditions.

Thank you,  
Yamilex Ortega

**From:** Luis Hernandez [<mailto:lhernandez@gmssf.com>]  
**Sent:** Monday, January 30, 2017 4:13 PM  
**To:** Yamilex Ortega <[yortega@cpmmiami.com](mailto:yortega@cpmmiami.com)>  
**Cc:** 'Juan Alvarez' <[Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)>; Sharyn Rosina <[srosina@gmssf.com](mailto:srosina@gmssf.com)>  
**Subject:** SKCDD (the "District") RE: Estimate 47057 from FLORIDA FIRE SAFETY INC.

Yami,

Please proceed with proposal 47057 to inspect the 2 backflow valves in the District and to provide requested information to Miami-Dade County. Could you please request from the vendor to correct the information at the time of processing the invoice as it needs to be made to South Kendall CDD (District can only pay invoices on its name) and the mailing address of the District is 5385 N. Nob Hill Road, Sunrise, FL 33351. Additionally, could you please request to remove any tax collections as the District is a tax exempt entity, I included copy of the tax exempt form for the District.

Thank you,

Luis

Luis E. Hernandez  
**GMS-SF, LLC**  
5385 N. Nob Hill Road  
Sunrise, FL 33351  
Phone: 954-721-8681 ext. 204  
Direct: 954-582-2864  
[lhernandez@gmssf.com](mailto:lhernandez@gmssf.com)

**From:** Yamilex Ortega [<mailto:yortega@cpmmiami.com>]  
**Sent:** Monday, January 30, 2017 2:54 PM  
**To:** Luis Hernandez <[lhernandez@gmssf.com](mailto:lhernandez@gmssf.com)>; 'Juan Alvarez' <[Juan.Alvarez@AlvarezEng.com](mailto:Juan.Alvarez@AlvarezEng.com)>  
**Subject:** Estimate 47057 from FLORIDA FIRE SAFETY INC.

Hi Luis,

Please find attached... I had requested and they had sent to another Yami in my office.

Let me know and I can schedule the inspection if approved.

Thank you,  
Yamilex Ortega

**From:** Irina Ramos [<mailto:fa@florida-fire.com>]  
**Sent:** Monday, January 30, 2017 2:48 PM  
**To:** [YORTEGA@CPMMIAMI.COM](mailto:YORTEGA@CPMMIAMI.COM)  
**Cc:** Eyder Velasquez - Operations Manager <[operations@florida-fire.com](mailto:operations@florida-fire.com)>  
**Subject:** Estimate 47057 from FLORIDA FIRE SAFETY INC.

Dear Yami,

I'm sorry for the miscommunication, I have updated the information in our files.

Please find attached the estimate for the backflow inspection due, please sign and send it back to us to schedule the inspection right away.

Best regards,



Irina Ramos  
**Florida Fire Safety, Inc.**  
One stop for all your fire safety needs!  
7875 NW 15<sup>th</sup> St.  
Doral, FL 33126  
Office: (305) 278-9042  
Direct Line: 786-636-8204  
Fax: (305) 278-9046  
[www.florida-fire.com](http://www.florida-fire.com)





# FLORIDA FIRE SAFETY, INC.

## For All Your Fire Protection Needs

Ph: (305) 278-9042 • Fax: (305) 278-9046

13605 S.W. 149th Avenue • Suite 10 • Miami, FL 33196

Statewide: 1-800-595-9042

www.florida-fire.com



12143

# SERVICE TICKET

DATE: 2-6-17

P.O. #: 47360

FIRE EXTINGUISHERS - EMERGENCY & EXIT LIGHT - FIRE ALARM - BATTERIES - BULBS - FIRST AID KITS - FIRE SPRINKLER SYSTEMS -  
EMPLOYEE TRAINING - TRASH CHUTE - RESTAURANT HOODS - EQUIPMENT - RESTAURANT FIRE SYSTEMS - INDUSTRIAL FIRE SYSTEMS

Fire Alarm State Lic # EC20001256 Sprinkler License: # FPC13-000001 24 - HR EMERGENCY SERVICE

Merchandise remains property of FFS until paid in full...

CUSTOMER NAME: Courtesy Property Management JOB SITE: Tuscany Village Clubhouse

ADDRESS: 13250 SW 135 Ave. ADDRESS: 12801 SW 133 St.

CITY: Miami ST: FL ZIP: 33186 CITY: Miami FL ZIP: 33186

PHONE: \_\_\_\_\_ FAX: \_\_\_\_\_ CONTACT PERSON: Yoni (786) 514 3692

<b>PAYMENT TERMS</b> <input checked="" type="checkbox"/> Net 30 <input type="checkbox"/> Net 10 Days <input type="checkbox"/> Upon Receipt	<b>SALES PERSON</b> Initials: _____ <input type="checkbox"/> New Account	<b>WORK PERFORMED BY:</b> <u>Chris</u>	<input type="checkbox"/> Monthly <input type="checkbox"/> Quarterly <input checked="" type="checkbox"/> Annual <b>TYPE OF SERVICE</b> <input type="checkbox"/> Service Call <input type="checkbox"/> Semi Annual
<input type="checkbox"/> Normal Business Hour Call Rate \$75.00/hr (8 a.m. to 4 p.m.) Monday through Friday		<input type="checkbox"/> After Hours Call Rate \$98.00/hr <input type="checkbox"/> Special Holidays Call Rate \$125.00/hr	

SERVICE PERFORMED	QTY	PRICE EACH	TOTAL
<u>Shut off building water pressure to performed a "Domestic Backflow" Annual Test, inspection, certification &amp; Report for device with s/n: 251136 as per customer's Report from Miami Dade. Backflow back to normal working conditions.</u>			

MATERIAL USED	QTY	PRICE EACH	TOTAL

Travel Time Charge: _____ <input type="checkbox"/> Minutes <input type="checkbox"/> Hours	<b>TOTAL LABOR</b> <b>TOTAL MATERIALS</b> <b>TAX</b> <b>TOTAL DUE</b>
Labor Time Charge: _____ Time In: _____ Time Out: _____	
Total Labor Hours, including Travel Time: _____ @ _____ an Hour	
Customer Signature: <u>[Signature]</u>	

Comments: \_\_\_\_\_



**FLORIDA FIRE SAFETY, INC.**  
**For All Your Fire Protection Needs**  
 Ph: (305) 278-9042 • Fax: (305) 278-9046  
 13605 S.W. 149th Avenue • Suite 10 • Miami, FL 33196  
 Statewide: 1-800-595-9042  
 www.florida-fire.com

№ 1480

Systems St. Lic: # 21059700012011 Ext. St. Lic # 57351100012005  
 Electrical Lic: # EC20001256 Sprinkler License: # FPC13-000001  
 Merchandise remains property of FFS until paid in full...

**Backflow Prevention Assembly Test Report**

CUSTOMER: Courtesy Property Management  
 ADDRESS: 13250 SW. 135 Ave.  
 CITY, ST, ZIP: Miami FL, 33186  
 JOB LOCATION: Tuscany Village Clubhouse  
 ADDRESS: 12801 SW 133rd St. Miami FL, 33186

INSPECTOR: Chris Sudorio  
 LICENSE #: 0949  
 ISC#: \_\_\_\_\_

DATE: 2-6-17  
 TIME: 12:00

LOCATION (CHECK & DESCRIBE):  INSIDE  ABOVE GROUND  PIT  
 USAGE (CHECK ONE):  FIRE  DOMESTIC

TYPE (CHECK):  DC  DDC  DDC-BYPASS  RPZ  RPZ-DET  RPZ-DET-BYPASS  
 MFG: WATTS MODEL: 009 M2 SIZE: 2" SERIAL#: 251136

REDUCED PRESSURE PRINCIPLE ASSEMBLY  YES  NO  
 RELIEF PORTS ON RPZ FREE OF CONTINUOUS DISCHARGE? (CHECK ONE)  YES  NO  
 DATE INSTALLED: N/A.

DOUBLE CHECK VALVE ASSEMBLY  
 APPARENT PRESSURE DROP ACROSS FIRST CHECK VALVE: \_\_\_\_\_  
 DATE REBUILT: \_\_\_\_\_

	CHECK VALVE #1	CHECK VALVE #2	RELIEF VALVE	PVB/SVB
INITIAL	HELD AT <u>8.4</u> PSID LEAKED <input type="checkbox"/> CLOSED TIGHT <input checked="" type="checkbox"/>	HELD AT <u>2.2</u> PSID LEAKED <input type="checkbox"/> CLOSED TIGHT <input checked="" type="checkbox"/>	OPENED AT <u>3.2</u> PSID DID NOT OPEN <input type="checkbox"/>	AIR INLET OPENED AT _____ PSID DID NOT OPEN <input type="checkbox"/>
REPAIRS MADE	CLEANED <input type="checkbox"/> REPLACED <input type="checkbox"/>	CLEANED <input type="checkbox"/> REPLACED <input type="checkbox"/>	CLEANED <input type="checkbox"/> REPLACED <input type="checkbox"/>	CLEANED <input type="checkbox"/> REPLACED <input type="checkbox"/>
FINAL	<u>8.4</u> PSID CLOSED TIGHT <input checked="" type="checkbox"/>	<u>2.2</u> PSID CLOSED TIGHT <input checked="" type="checkbox"/>	<u>3.2</u> PSID	AIR INLET _____ PSID CHECK VALVE _____ PSID

PASS  FAIL  
 SUPPLY PRESSURE: 75 psi  
 METER #: 06410468  
 READING#: 259548

CERTIFICATION TAG ON BFP

INSPECTOR'S SIGNATURE [Signature]

BFP IN SERVICE

# **South Kendall Community Development District**

## **Check Run Summary**

*February 24, 2017*

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
2/1/2017	2020-2029	\$20,152.39
2/16/2017	2030-2033	\$32,879.70
<b>Total</b>		<b><u><u>\$53,032.09</u></u></b>

AP300R  
 \*\*\* CHECK NOS. 002020-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER  
 SOUTH KENDALL CDD - GENERAL  
 BANK A GENERAL FUND

RUN 2/16/17

PAGE 1

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
2/01/17	00005	12/31/16	138897	201612	310	51300	31500		SERVICE THRU-12/31/16	*	737.00		
BILLING, COCHRAN, LYLES, MAURO & RAMSE												737.00	002020
2/01/17	00107	1/27/17	30772	201701	320	57200	46200		REPLACE TANK BODY	*	325.00		
		2/01/17	30739	201702	320	57200	46200		POOL SERVICES	*	1,450.00		
BLUE MAGIC POOL SERVICE												1,775.00	002021
2/01/17	00112	1/27/17	16231288	201701	310	51300	32200		AUDIT OF FINANCIALS	*	1,500.00		
CARR RIGGS & INGRAM												1,500.00	002022
2/01/17	00044	1/20/17	8495 60	201702	320	57200	41000		SERVICE THRU-2/28/17	*	313.44		
COMCAST												313.44	002023
2/01/17	00032	12/30/16	34359	201612	320	57200	49400		REIMBURSEMENT TO CPM	*	1,249.26		
		2/01/17	34312	201702	320	57200	34000		MANAGEMENT SERVICES	*	9,788.97		
COURTESY PROPERTY MANAGEMENT, INC.												11,038.23	002024
2/01/17	00003	1/17/17	5-677-56	201701	310	51300	42000		DELIVERIES THRU-1/17/17	*	47.28		
FEDERAL EXPRESS												47.28	002025
2/01/17	00030	1/20/17	JAN-17	201701	320	57200	43000		JAN 17 - ELECTRIC	*	2,667.94		
FPL												2,667.94	002026
2/01/17	00091	1/19/17	26506	201701	320	57200	46100		REMOVE CHRISTMAS LIGHTS	*	1,250.00		
		1/27/17	26524	201701	320	57200	46100		ENLARGE HOLE FOR A/C	*	300.00		
ORTIZ CONSTRUCTION SERVICES, INC.												1,550.00	002027
2/01/17	00114	2/01/17	99679B	201702	320	57200	54501		PEST CONTROL	*	45.00		
POWERX												45.00	002028
2/01/17	00124	1/11/17	11415889	201702	320	57200	34500		MONITORING	*	115.50		
		1/11/17	11415889	201702	320	57200	34500		FIRE MONITORING	*	363.00		
PROTECTION1												478.50	002029

SKEN SOUTH KENDALL SROSINA

AP300R  
 \*\*\* CHECK NOS. 002020-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 2/16/17  
 SOUTH KENDALL CDD - GENERAL  
 BANK A GENERAL FUND

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK..... AMOUNT #
2/16/17	00044	1/28/17 4710697-	201702 320-57200-41000	SERVICE THRU 3/5/2017 COMCAST	*	105.90	105.90 002030
2/16/17	00003	1/31/17 56917793	201701 310-51300-42000	DELIVERIES THRU 01/31/17 FEDERAL EXPRESS	*	25.93	25.93 002031
2/16/17	00126	2/16/17 021617	201702 300-20700-10100	TXFER TAX RCPTS-2016 DSF SOUTH KENDALL CDD	*	21,846.03	21,846.03 002032
2/16/17	00021	2/01/17 8026	201702 320-53800-34500	SECURITY SVC THRU 2/28/17 VESTED SECURITY	*	10,901.84	10,901.84 002033
TOTAL FOR BANK A						53,032.09	
TOTAL FOR REGISTER						53,032.09	

SKEN SOUTH KENDALL SROSINA

**SOUTH KENDALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2017

\$ 866,007.79    \$ 667,353.86    \$ 1,533,361.65  
**ASSESSED THROUGH COUNTY**

56.48%                  43.52%                  100.00%  
36300.10000              36300.10000

**TOTAL ASSESSMENT LEVY**

DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS	O&M Portion	2016A DSF Portion	Total
11/17/2016	6/1/16-11/7/16	\$60,978.39	\$2,571.63	\$584.07	\$0.00	\$57,822.69	\$32,656.94	\$25,165.75	\$57,822.69
11/25/2016	11/8/16-11/17/16	\$233,992.38	\$9,359.69	\$2,246.32	\$0.00	\$222,386.37	\$125,598.76	\$96,787.61	\$222,386.37
12/8/2016	11/18/16-11/30/16	\$899,847.75	\$35,993.86	\$8,638.55	\$0.00	\$855,215.34	\$483,006.18	\$372,209.16	\$855,215.34
12/19/2016	12/01/16-12/09/16	\$116,010.51	\$4,474.39	\$1,115.35	\$0.00	\$110,420.77	\$62,363.14	\$48,057.63	\$110,420.77
12/28/2016	12/10/16-12/19/16	\$10,757.55	\$322.71	\$104.35	\$0.00	\$10,330.49	\$5,834.43	\$4,496.06	\$10,330.49
1/11/2017	12/20/16-12/31/16	\$50,061.96	\$1,475.05	\$485.87	\$0.00	\$48,101.04	\$27,166.37	\$20,934.67	\$48,101.04
1/27/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$108.64	\$108.64	\$61.36	\$47.28	\$108.64
2/7/2017	01/01/17-01/31/17	\$51,762.51	\$1,170.17	\$505.92	\$0.00	\$50,086.42	\$28,287.67	\$21,798.75	\$50,086.42
<b>TOTAL</b>		<b>\$1,423,411.05</b>	<b>\$55,367.50</b>	<b>\$13,680.43</b>	<b>\$108.64</b>	<b>\$1,354,471.76</b>	<b>\$764,974.85</b>	<b>\$589,496.91</b>	<b>\$1,354,471.76</b>

**Gross Collected**  
**92.83%**

**Assessed on Roll:**

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$866,007.79	56.4777%	\$764,974.85	(\$764,974.85)	\$0.00
2016 DEBT SERVICE	\$667,353.86	43.5223%	\$589,496.91	(\$567,650.88)	\$21,846.03
<b>TOTAL</b>	<b>\$1,533,361.65</b>	<b>100.00%</b>	<b>\$1,354,471.76</b>	<b>(\$1,332,625.73)</b>	<b>\$21,846.03</b>

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	2016 AMOUNT
11/28/2016	1983	\$121,953.36
12/15/2016	2002	\$372,209.16
1/4/2017	2009	\$52,553.69
1/18/2017	2018	\$20,934.67
<b>TOTAL</b>		<b>\$567,650.88</b>
<b>Amount due:</b>		<b>\$21,846.03</b>

**SOUTH KENDALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**COMBINED BALANCE SHEET**  
January 31, 2017

	<u>Governmental Fund Types</u>			<u>Total Governmental Funds</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	
<b>ASSETS:</b>				
Cash	\$86,486	---	---	\$86,486
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$28,288	\$21,799	---	\$50,086
Due from other Funds	---	\$47	---	\$47
Investment - State Board -Excess Funds	\$475,316	---	---	\$475,316
Investment - State Board - Cap Reserve	\$60,468	---	---	\$60,468
Investments:				
Series 2016A				
Reserve A	---	\$317,189	---	\$317,189
Revenue A	---	\$568,533	---	\$568,533
Cost of Issuance	---	---	\$2,697	\$2,697
Electric Deposits	\$4,821	---	---	\$4,821
	<u>\$655,879</u>	<u>\$907,568</u>	<u>\$2,697</u>	<u>\$1,566,144</u>
<b>TOTAL ASSETS</b>				
<b>LIABILITIES:</b>				
Accounts Payable	\$8,255	---	---	\$8,255
Due to Other Funds	\$47	---	---	\$47
	<u>\$8,303</u>	<u>\$0</u>	<u>\$0</u>	<u>\$8,303</u>
<b>TOTAL LIABILITIES</b>				
<b>FUND BALANCES:</b>				
Nonspendable:				
Prepaid Items and Deposits	\$4,821	---	---	\$4,821
Restricted:				
Debt Service	---	\$907,568	---	\$907,568
Capital Projects	---	---	\$2,697	\$2,697
Capital Reserves	\$60,333	---	---	\$60,333
Unassigned	\$582,422	---	---	\$582,422
	<u>\$647,576</u>	<u>\$907,568</u>	<u>\$2,697</u>	<u>\$1,557,841</u>
<b>TOTAL FUND BALANCES</b>				
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u>\$655,879</u>	<u>\$907,568</u>	<u>\$2,697</u>	<u>\$1,566,144</u>

**SOUTH KENDALL**  
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance  
For The Period Ending January 31, 2017

	AMENDED BUDGET	PRORATED BUDGET THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$822,658	\$764,975	\$764,975	\$0
Interest Income	\$0	\$0	\$419	\$419
<b>TOTAL REVENUES</b>	<b>\$822,658</b>	<b>\$764,975</b>	<b>\$765,393</b>	<b>\$419</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisors Fee	\$12,000	\$4,000	\$4,000	\$0
FICA Expenses	\$918	\$306	\$306	\$0
Engineering	\$7,500	\$2,500	\$0	\$2,500
Dissemination	\$2,500	\$833	\$833	\$0
Attorney	\$20,000	\$6,667	\$2,802	\$3,864
Annual Audit	\$5,100	\$1,500	\$1,500	\$0
Trustee Fees	\$10,500	\$3,500	\$3,500	\$0
Management Fees	\$47,950	\$15,983	\$15,983	\$0
Computer Time	\$1,000	\$333	\$333	\$0
Telephone	\$150	\$50	\$22	\$28
Postage	\$500	\$167	\$195	(\$28)
Printing & Binding	\$1,000	\$333	\$476	(\$143)
Rentals & Leases	\$2,400	\$800	\$800	\$0
Insurance	\$24,885	\$24,885	\$24,365	\$521
Legal Advertising	\$750	\$250	\$142	\$108
Other Current Charges	\$500	\$167	\$182	(\$16)
Office Supplies	\$250	\$83	\$89	(\$6)
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$138,078</b>	<b>\$62,533</b>	<b>\$55,704</b>	<b>\$6,828</b>
<b>Maintenance</b>				
Landscape Maintenance	\$112,035	\$37,345	\$40,481	(\$3,136)
Landscape-Ficus Fumigation	\$9,000	\$4,500	\$4,500	\$0
Seasonal Landscape Maintenance	\$10,000	\$3,333	\$4,200	(\$867)
Security Service	\$136,000	\$45,333	\$48,460	(\$3,127)
Capital Reserve	\$107,628	\$35,876	\$0	\$35,876
Contingency	\$10,000	\$3,333	\$6,095	(\$2,762)
Community Web Page	\$3,000	\$1,000	\$1,000	\$0
<b>TOTAL MAINTENANCE</b>	<b>\$387,663</b>	<b>\$130,721</b>	<b>\$104,736</b>	<b>\$25,985</b>
<b>Clubhouse and Other Amenities</b>				
Management Clubhouse	\$115,297	\$38,432	\$39,156	(\$724)
Office Supplies	\$500	\$167	\$372	(\$205)
Permit Fees	\$1,000	\$333	\$0	\$333
Electricity	\$29,000	\$9,667	\$9,422	\$245
Water/Sewer	\$14,300	\$4,767	\$138	\$4,629
Telephone/Cable	\$5,000	\$1,667	\$1,734	(\$67)
Refuse Service	\$1,400	\$1,400	\$1,350	\$50
Landscape Maintenance	\$31,360	\$10,453	\$10,453	\$0
Pool Maintenance	\$20,700	\$6,900	\$6,125	\$775
Pool Repairs	\$5,000	\$1,667	\$0	\$1,667
Repairs and Replacements	\$12,500	\$4,167	\$8,507	(\$4,340)
Janitorial Supplies	\$14,000	\$4,667	\$2,945	\$1,722
Alarm Monitoring & Fire	\$1,914	\$479	\$581	(\$103)
Pool Monitoring	\$11,347	\$5,673	\$5,688	(\$15)
Fitness Equipment Maintenance	\$1,500	\$500	\$590	(\$90)
Pest Control	\$600	\$200	\$180	\$20
Special Events	\$1,500	\$1,500	\$2,275	(\$775)
Other Contingency	\$15,000	\$5,000	\$0	\$5,000
Capital Reserves	\$15,000	\$5,000	\$0	\$5,000
<b>TOTAL CLUBHOUSE</b>	<b>\$296,917</b>	<b>\$102,637</b>	<b>\$89,515</b>	<b>\$13,122</b>
<b>TOTAL EXPENDITURES</b>	<b>\$822,658</b>	<b>\$295,891</b>	<b>\$249,955</b>	<b>\$45,936</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$515,438</b>	
FUND BALANCE - Beginning	\$0		\$132,138	
FUND BALANCE - Ending	\$0		\$647,576	



**SOUTH KENDALL**  
**COMMUNITY DEVELOPMENT DISTRICT**

**DEBT SERVICE FUND**  
**SERIES 2016A**

*Statement of Revenues, Expenditures, and Changes in Fund Balance*  
*For The Period Ending January 31, 2017*

	AMENDED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
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**REVENUES:**

Assessments	\$633,986	\$589,497	\$589,497	\$0
Interest Income	\$0	\$0	\$267	\$267
<b>TOTAL REVENUES</b>	<b>\$633,986</b>	<b>\$589,497</b>	<b>\$589,763</b>	<b>\$267</b>

**EXPENDITURES:**

**Series 2016A**

Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$189,089	\$0	\$0	\$0
Principal - 5/1	0	\$0	\$0	\$0
<b>TOTAL EXPENDITURES</b>	<b>\$189,089</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**EXCESS REVENUES (EXPENDITURES)**

			<b>\$589,763</b>	
FUND BALANCE - Beginning	\$0		\$317,804	
FUND BALANCE - Ending	<b>\$444,897</b>		<b>\$907,568</b>	

**SOUTH KENDALL  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2017**

<i>Series 2016, Special Assessment Refunding Bonds</i>	
<i>Interest Rate:</i>	<i>Varies</i>
<i>Maturity Date:</i>	<i>11/1/2040</i>
<i>Reserve Fund Requirement:</i>	
<i>Bonds outstanding - 9/28/2016</i>	<i>\$9,095,000.00</i>
<i>Current Bonds Outstanding</i>	<i>\$9,095,000.00</i>

**SOUTH KENDALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
**CAPITAL PROJECTS FUND**  
**SERIES 2016A**

*Statement of Revenues, Expenditures, and Changes in Fund Balance*  
*For The Period Ending January 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 1/31/17	ACTUAL THRU 1/31/17	VARIANCE
<b><i>REVENUES:</i></b>				
<i>Interest Income</i>	\$0	\$0	\$2	\$2
<b><i>TOTAL REVENUES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$2</b>	<b>\$2</b>
<b><i>EXPENDITURES:</i></b>				
<i>Cost of Issuance</i>	\$0	\$0	\$0	\$0
<b><i>TOTAL EXPENDITURES</i></b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b><i>EXCESS REVENUES (EXPENDITURES)</i></b>	<b>\$0</b>		<b>\$2</b>	
<i>FUND BALANCE - Beginning</i>			\$2,695	
<i>FUND BALANCE - Ending</i>			<u>\$2,697</u>	