



South Kendall
Community Development District

www.skendall.com

Jesus Hernandez, Chairman

Sergio Valdes, Vice Chairman

Alexander Sabe, Assistant Secretary

Betty Fayad, Assistant Secretary

Ernesto Frye, Assistant Secretary

April 28, 2017



South Kendall

Community Development District

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

April 20, 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 **April 28, 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 March 24, 2017 Meeting
3. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - 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 March 24, 2017 meeting.

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 March 24, 2017 at 9:00 a.m. at Tuscan Village Clubhouse, 12801 SW 133rd Terrace, Miami, Florida.

Present and constituting a quorum were:

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

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel

FIRST ORDER OF BUSINESS

Roll Call

Mr. Luis Hernandez called the meeting to order and called the roll.

SECOND ORDER OF BUSINESS

**Approval of Minutes of the
February 24, 2017 Meeting**

Mr. Luis Hernandez: The next item that we have is Approval of Minutes of the February 24, 2017 Meeting. Any changes, corrections, additions, or deletions? If there are none, a motion to approve them would be in order.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the Minutes of the February 24, 2017 Meeting were approved as-amended.
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THIRD ORDER OF BUSINESS

**Ratification of Invoice #5315 in the
amount of \$2,274 and Invoice
#5316 in the amount of \$1,183.50
from Roberts Aluminum Furniture**

Mr. Luis Hernandez: Moving forward, next we have Ratification of Invoice #5315 in the amount of \$2,274 and Invoice #5316 in the amount of \$1,183.50 from Roberts

Aluminum Furniture. The district tries to proactively do things. These are the invoices for pool furniture. One of the concerns district staff had is that spring break is coming and some of the pool furniture needed to be replaced and fixed so what we are presenting is the proactive action because the repairs have already been made because there were funds in the district's budget and so it would be taken care of before the crowds we typically get around then.

Mr. Valdes: All of the straps were replaced and some of the umbrellas were. We are ready for next month when it is spring break. It should last. The frames are in excellent condition still. It needed to be done.

On MOTION by Mr. Frye seconded by Mr. Jesus Hernandez with all in favor Invoice #5315 in the amount of \$2,274 and Invoice #5316 in the amount of \$1,183.50 from Roberts Aluminum Furniture were ratified.

FOURTH ORDER OF BUSINESS

Acceptance of Audit for Fiscal Year Ending September 30, 2016

Mr. Luis Hernandez: Moving forward, next we have Acceptance of Audit for Fiscal Year ending September 30, 2016. I have passed out copies of the report from the auditor that also includes the letter that indicates the district received a clean audit so unless anyone has any questions a motion to accept the audit would be in order.

On MOTION by Mr. Jesus Hernandez seconded by Mr. Valdes with all in favor the audit for fiscal year ending September 30, 2016 was accepted.

FIFTH 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

There not being any report, the next item followed.

SIXTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

There not being any, the next item followed.

SEVENTH ORDER OF BUSINESS

Financial Reports

A. Approval of Check Run Summary

B. Balance Sheet and Income Statement

Mr. Luis Hernandez: Item #7 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 with regards to the financials, a motion to approve them would be in order.

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.

EIGHTH ORDER OF BUSINESS

Adjournment

Mr. Luis Hernandez: Unless anyone has anything else 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

South Kendall Community Development District

Check Run Summary

April 28, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
3/22/2017	2050-2052	\$16,022.36
3/23/2017	2053-2055	\$35,998.98
3/29/2017	2056-2062	\$15,572.56
4/17/2017	2063-2068	\$16,504.25
Total		<u><u>\$84,098.15</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/22/17	00044	2/28/17	4710697	201704	320	57200	41000			*	105.90		
			13476 SW 135TH ST						COMCAST			105.90	002050
3/22/17	00030	3/15/17	MAR 17	201703	320	57200	43000			*	2,215.06		
			MAR 17-ELECTRIC SVCS						FPL			2,215.06	002051
3/22/17	00126	3/22/17	03222017	201703	300	20700	10100			*	13,701.40		
			TXFER OF TAX RCPTS						SOUTH KENDALL CDD			13,701.40	002052
3/23/17	00091	3/08/17	26575	201703	320	57200	46100			*	1,580.00		
			REPAIR ELECTRIC-POOL PUMP							*	200.00		
		3/16/17	26584	201703	320	57200	46100		ORTIZ CONSTRUCTION SERVICES, INC.			1,780.00	002053
3/23/17	00022	2/01/17	20020117	201702	320	53800	46200			*	8,966.72		
			FEB 2017 LANDSCAPE MAINT.							*	13,450.08		
		3/01/17	20030117	201703	320	53800	46200		TONY'S NURSERY & GARDEN			22,416.80	002054
3/23/17	00021	3/06/17	8092	201703	320	53800	34500			*	11,802.18		
			MAR 2017 SECURITY SERVICE						VESTED SECURITY			11,802.18	002055
3/29/17	00005	3/28/17	140269	201702	310	51300	31500			*	942.50		
			SERVICE THRU 02/28/2017						BILLING, COCHRAN, LYLES, MAURO & RAMSE			942.50	002056
3/29/17	00107	4/01/17	31365	201704	320	57200	46200			*	1,450.00		
			APR 17-POOL SVCS/CHMICALS						BLUE MAGIC POOL SERVICE			1,450.00	002057
3/29/17	00044	3/20/17	2962803	201704	320	57200	41000			*	303.94		
			12801 SW 133RD TER						COMCAST			303.94	002058
3/29/17	00032	4/01/17	34624	201704	320	57200	34000			*	9,788.97		
			APR 17-MGMT SERVICES						COURTESY PROPERTY MANAGEMENT, INC.			9,788.97	002059
3/29/17	00090	3/01/17	659120	201704	320	57200	34501			*	2,881.65		
			SERVICE THRU 06/30/2017						ENVERA SYSTEMS			2,881.65	002060

SKEN SOUTH KENDALL SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
3/29/17	00127	2/06/17	57973	201702	320	57200	46100		FIRE DOMESTIC BACKFLOW FLORIDA FIRE SAFETY INC.	*	160.50	160.50	002061
3/29/17	00114	4/01/17	102373B	201704	320	57200	54501		APR 17-INDOOR PEST CNTROL POWERX	*	45.00	45.00	002062
4/17/17	00112	3/30/17	16255798	201703	310	51300	32200		AUDIT FEES CARR RIGGS & INGRAM	*	1,750.00	1,750.00	002063
4/17/17	00044	3/28/17	8495 60	201704	320	57200	41000		13476 SW 135TH ST COMCAST	*	221.30	221.30	002064
4/17/17	00032	3/28/17	34765	201703	320	57200	52000		REIMBURSEMENT COURTESY PROPERTY MANAGEMENT, INC.	*	598.82	598.82	002065
4/17/17	00013	4/03/17	155	201704	310	51300	34000		MANAGEMENT FEES	*	3,995.83		
		4/03/17	155	201704	310	51300	35100		COMPUTER TIME	*	83.33		
		4/03/17	155	201704	310	51300	44000		RENT	*	200.00		
		4/03/17	155	201704	310	51300	31300		DISSEMINATION	*	208.33		
		4/03/17	155	201704	320	57200	49300		WEBSITE ADMIN	*	250.00		
		4/03/17	155	201704	310	51300	51000		OFFICE SUPPLIES	*	17.50		
		4/03/17	155	201704	310	51300	42000		POSTAGE	*	6.80		
		4/03/17	155	201704	310	51300	42500		COPIES	*	141.30		
		4/03/17	155	201704	310	51300	41000		TELEPHONE	*	5.32		
									GOVERNMENTAL MANAGEMENT SERVICES			4,908.41	002066
4/17/17	00073	3/30/17	12148	201703	320	57200	46100		RESTRAPPING CHAIRS ROBERTS	*	59.00	59.00	002067
4/17/17	00022	4/01/17	20040117	201704	320	53800	46200		LANDSCAPE SERVICES TONY'S NURSERY & GARDEN	*	8,966.72	8,966.72	002068
TOTAL FOR BANK A											84,098.15		

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts
Fiscal Year 2017

TOTAL ASSESSMENT LEVY

\$ 866,007.79 \$ 667,353.86 \$ 1,533,361.65
ASSESSED THROUGH COUNTY
56.48% 43.52% 100.00%
36300.10000 36300.10000

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
3/8/2017	02/01/17-02/28/17	\$32,137.45	\$338.11	\$318.00	\$0.00	\$31,481.34	\$17,779.94	\$13,701.39	\$31,481.34
4/11/2017	03/01/17-03/31/17	\$32,085.65	\$0.00	\$320.86	\$0.00	\$31,764.79	\$17,940.03	\$13,824.76	\$31,764.79
TOTAL		\$1,487,634.15	\$55,705.61	\$14,319.29	\$108.64	\$1,417,717.89	\$800,694.82	\$617,023.06	\$1,417,717.89

Gross Collected 97.02%

Assessed on Roll:

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$866,007.79	56.4777%	\$800,694.82	(\$800,694.82)	\$0.00
2016 DEBT SERVICE	\$667,353.86	43.5223%	\$617,023.06	(\$603,198.31)	\$13,824.75
TOTAL	\$1,533,361.65	100.00%	\$1,417,717.89	(\$1,403,893.13)	\$13,824.75

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
2/16/2017	2032	\$21,846.03
3/22/2017	2052	\$13,701.40
TOTAL		\$603,198.31

Amount due: \$13,824.75

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
 March 31, 2017

	<u>Governmental Fund Types</u>			Total
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Governmental Funds</u>
ASSETS:				
Cash	\$3,715	---	---	\$3,715
Petty Cash	\$500	---	---	\$500
Assessments Receivable	\$17,940	\$13,825	---	\$31,765
Investment - State Board -Excess Funds	\$476,084	---	---	\$476,084
Investment - State Board - Cap Reserve	\$60,566	---	---	\$60,566
Investments:				
<i>Series 2016A</i>				
Reserve A	---	\$317,390	---	\$317,390
Revenue A	---	\$604,432	---	\$604,432
Prepaid Expenses	\$14,575	---	---	\$14,575
Electric Deposits	\$4,821	---	---	\$4,821
TOTAL ASSETS	<u>\$578,202</u>	<u>\$935,647</u>	<u>\$0</u>	<u>\$1,513,848</u>
LIABILITIES:				
Accounts Payable	\$2,408	---	---	\$2,408
TOTAL LIABILITIES	<u>\$2,408</u>	<u>\$0</u>	<u>\$0</u>	<u>\$2,408</u>
FUND BALANCES:				
<i>Nonspendable:</i>				
Prepaid Items and Deposits	\$19,396	---	---	\$19,396
<i>Restricted:</i>				
Debt Service	---	\$935,647	---	\$935,647
Capital Reserves	\$60,333	---	---	\$60,333
Unassigned	\$496,064	---	---	\$496,064
TOTAL FUND BALANCES	<u>\$575,794</u>	<u>\$935,647</u>	<u>\$0</u>	<u>\$1,511,441</u>
TOTAL LIABILITIES & FUND EQUITY	<u>\$578,202</u>	<u>\$935,647</u>	<u>\$0</u>	<u>\$1,513,848</u>

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

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

	AMENDED BUDGET	PRORATED BUDGET THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$822,658	\$822,658	\$800,695	(\$21,963)
Interest Income	\$0	\$0	\$1,284	\$1,284
TOTAL REVENUES	\$822,658	\$822,658	\$801,979	(\$20,679)
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$12,000	\$6,000	\$5,800	\$200
FICA Expenses	\$918	\$459	\$444	\$15
Engineering	\$7,500	\$3,750	\$100	\$3,650
Dissemination	\$2,500	\$1,250	\$1,250	\$0
Attorney	\$20,000	\$10,000	\$4,499	\$5,501
Annual Audit	\$5,100	\$5,100	\$5,250	(\$150)
Trustee Fees	\$10,500	\$3,500	\$3,500	\$0
Management Fees	\$47,950	\$23,975	\$23,975	\$0
Computer Time	\$1,000	\$500	\$500	\$0
Telephone	\$150	\$75	\$24	\$51
Postage	\$500	\$250	\$210	\$40
Printing & Binding	\$1,000	\$500	\$534	(\$34)
Rentals & Leases	\$2,400	\$1,200	\$1,200	\$0
Insurance	\$24,885	\$24,885	\$24,365	\$521
Legal Advertising	\$750	\$375	\$142	\$233
Other Current Charges	\$500	\$250	\$226	\$24
Office Supplies	\$250	\$125	\$124	\$1
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$138,078	\$82,369	\$72,317	\$10,052
Maintenance				
Landscape Maintenance	\$112,035	\$56,017	\$62,471	(\$6,454)
Landscape-Ficus Fumigation	\$9,000	\$8,800	\$8,800	\$0
Seasonal Landscape Maintenance	\$10,000	\$5,000	\$4,200	\$800
Security Service	\$136,000	\$68,000	\$71,164	(\$3,164)
Capital Reserve	\$107,628	\$53,814	\$0	\$53,814
Contingency	\$10,000	\$5,000	\$6,515	(\$1,515)
Community Web Page	\$3,000	\$1,500	\$1,500	\$0
TOTAL MAINTENANCE	\$387,663	\$198,131	\$154,650	\$43,481
Clubhouse and Other Amenities				
Management Clubhouse	\$115,297	\$57,648	\$58,734	(\$1,086)
Office Supplies	\$500	\$250	\$131	\$119
Permit Fees	\$1,000	\$500	\$0	\$500
Electricity	\$29,000	\$14,500	\$13,825	\$675
Water/Sewer	\$14,300	\$7,150	\$138	\$7,012
Telephone/Cable	\$5,000	\$2,500	\$2,457	\$43
Refuse Service	\$1,400	\$1,400	\$1,350	\$50
Landscape Maintenance	\$31,360	\$15,680	\$15,680	\$0
Pool Maintenance	\$20,700	\$10,350	\$10,700	(\$350)
Pool Repairs	\$5,000	\$2,500	\$0	\$2,500
Repairs and Replacements	\$12,500	\$6,250	\$15,031	(\$8,781)
Janitorial Supplies	\$14,000	\$7,000	\$5,573	\$1,427
Alarm Monitoring & Fire	\$1,914	\$479	\$1,060	(\$581)
Pool Monitoring	\$11,347	\$5,673	\$5,688	(\$15)
Fitness Equipment Maintenance	\$1,500	\$750	\$885	(\$135)
Pest Control	\$600	\$300	\$270	\$30
Special Events	\$1,500	\$1,500	\$2,275	(\$775)
Other Contingency	\$15,000	\$7,500	\$0	\$7,500
Capital Reserves	\$15,000	\$7,500	\$0	\$7,500
TOTAL CLUBHOUSE	\$296,917	\$149,430	\$133,796	\$15,634
TOTAL EXPENDITURES	\$822,658	\$429,930	\$360,764	\$69,167
OTHER SOURCES/(USES)				
Interfund Transfer	\$0	\$0	\$2,440	\$2,440
TOTAL OTHER	\$0	\$0	\$2,440	\$2,440
EXCESS REVENUES (EXPENDITURES)	\$0		\$443,656	
FUND BALANCE - Beginning	\$0		\$132,138	
FUND BALANCE - Ending	\$0		\$575,794	

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2016A

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

	AMENDED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
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REVENUES:

Assessments	\$633,986	\$633,986	\$617,023	(\$16,963)
Interest Income	\$0	\$0	\$819	\$819
TOTAL REVENUES	\$633,986	\$633,986	\$617,842	(\$16,144)

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
TOTAL EXPENDITURES	\$189,089	\$0	\$0	\$0

EXCESS REVENUES (EXPENDITURES)

	\$444,897		\$617,842	
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FUND BALANCE - Beginning

	\$0		\$317,804	
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FUND BALANCE - Ending

	\$444,897		\$935,647	
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**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 March 31, 2017*

	ADOPTED BUDGET	PRORATED THRU 3/31/17	ACTUAL THRU 3/31/17	VARIANCE
REVENUES:				
<i>Interest Income</i>	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
EXPENDITURES:				
<i>Cost of Issuance</i>	\$0	\$0	\$258	(\$258)
TOTAL EXPENDITURES	\$0	\$0	\$258	(\$258)
OTHER SOURCES/(USES)				
<i>Interfund Transfers</i>	\$0	\$0	(\$2,440)	(\$2,440)
TOTAL OTHER/(USES)	\$0	\$0	(\$2,440)	(\$2,440)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,695)	
<i>FUND BALANCE - Beginning</i>			\$2,695	
<i>FUND BALANCE - Ending</i>			<u>\$0</u>	