



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

January 26, 2018



# *South Kendall*

## *Community Development District*

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January 18, 2018

**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 **January 26, 2018 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 October 27, 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

*Meetings are open to the public and maybe continued to a time, date and place certain. For more information regarding this CDD please visit the website: <http://www.skendall.com>*

**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 October 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
Betty Fayad	Assistant Secretary
Ernesto Frye	Assistant Secretary

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  
August 25, 2017 Meeting**

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the August 25, 2017 Meeting. This is the time to make any changes, 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 August 25, 2017 Meeting were approved.
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**THIRD ORDER OF BUSINESS**

**Discussion on Damages from the  
Hurricane**

Mr. Luis Hernandez: The part of the discussion on the damages from the hurricane, I want to start by thanking Sergio who has been helping the District strongly making sure that everything has been taken care of. And it is the part the community

sometimes doesn't perceive that people are just doing something for free. He was the first one guiding us as to what was necessary or not. So thank you very much. The District has always had funds available for these types of events. What is appropriate at this point is for me to come and tell you what expenditures has incurred and for you to authorize those expenditures to take place. The way the District is going to be processing it is going to be divided in two separate processes. One will be landscape related and the cleanup, which will be filed with FEMA to seek and try to get reimbursement from FEMA. The other is for some of the damages over here on the club side we have already applied to the insurance to get those items reimbursed. The insurance company already came and took pictures. We need to remove the entire kitchen. Water came through one of the windows and if you were to spend any time in there you can smell that humidity made some damages. So we were just waiting for them to come and take all of the pictures and it was not until this week that we got the approval to start working moving forward on all of that. With that kind of summary of everything we have faced, let me start by providing you the costs that the District incurred. The main area that affected the community was the landscaping. We used our landscaping vendor, Tony's Nursery & Garden Services, and what they have done is they kept track of everything so the District will be successful in going and presenting this to FEMA and the intent for the District is to be able to seek reimbursement from what the District has spent. What percentage is the District going to be successful in getting back, I cannot guarantee anything. The only part I can tell you is that the District and my office has been doing our best to make sure that we have all that is required. As of this point, the District has spent for hurricane pickup, removal of all of the trees and so on, as of right now \$64,234. With that being said, the first motion would be for the Board to ratify the expenditure and by ratifying, authorizing the payment to Tony's Nursery and Garden Services.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the Board ratified actions taken by Tony's Nursery and Garden Services on the expenditures for landscaping and hurricane cleanup and authorized payment for such.

Mr. Luis Hernandez: The other item that we have faced are problems here throughout the community. We have used Henry Ortiz and Ortiz Construction to help us with any hurricane related problems. What I have done is I have divided and you can see that I made two small groups. The group on the top is the one that has the total of \$6,641 that corresponds to damages that were done throughout the community. That part, still the guidance from FEMA hasn't been given fully, but the District is able to go ahead and quantify that portion. The portion on the bottom part corresponds to damages that are affected by the club and therefore the District is going to be going ahead and trying to get that reimbursed through the insurance company. With that being said, unless anyone has any questions, at this point it would be a motion to authorize the expenditures that were made by Ortiz Construction in the total amount of \$12,065.

On MOTION by Mr. Valdes seconded by Mr. Frye with all in favor the Board authorized for the expenditures made by Ortiz Construction in relation to hurricane damages to be paid in the total amount of \$12,065.

Mr. Luis Hernandez: First I am presenting to you everything that I have invoices that I can pay off, then I am giving to you those that I have recently received so we can finalize them. The last one that I have relates to the pool. Part of the problems we faced, and once again the guidance from FEMA hasn't been given, but the District is going to be trying to seek reimbursement if that is applicable, is the fact that since there was no water, additional chemicals had to be put in both pools to be able to maintain them. After having a conversation with the vendor, we were able to obtain a discount so that in the worst case scenario the District would have to pay for that maintenance and it will not affect us as much. At the same time, the next invoices, the one for the pump and the one for the feeder, it is my understanding that's related to the hurricane they got loaded and damaged so we are going to try to get this paid back by the insurance company that the clubhouse has. With that explanation being made, a motion to authorize and approve the Blue Magic Pool Services invoices in the total amount of \$4,300.

On MOTION by Mr. Valdes seconded by Mr. Frye with all in favor the invoices from Blue Magic Pool Services were approved in the amount of \$4,300.

Mr. Luis Hernandez: Now the part that I do not have the invoices for, but I want the Board to be working on is it has been noticed that all of the flood lights are damaged. None of them can be claimed to be because of the hurricane, but it has been some time since the last time that the District has fixed them. So at this point, we need to change them out. It is the cleanest, easiest way to do it. Material and labor is \$155 and there are thirty-nine that we have so it would be thirty-nine times \$155. So it will be a total amount of \$6,045 and since we are going to be using the same vendor we can add the other one, because we need to change the four decorative lamps outside of the building that also got damaged. So those need to be replaced. Each of those cost \$628 so the total amount will be \$2,512 and the total amount that the Board will be authorizing is \$8,557.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the Board authorized replacing the thirty-nine flood lights and four decorative lamps and the invoices with Ortiz Construction were approved in the total amount of \$8,557.

Mr. Luis Hernandez: It is important to let the record reflect that the District and the community is trying to work proactively on that. Everything has already been cleaned up although some homeowners have chosen to go and dump some items that probably got damaged because of the hurricane and that is getting to become an issue. The reason I am highlighting that on the record is that if it comes to be material for what the community does, I will be letting you all know. It saddens me that despite the efforts from the community to assist in getting everything ready for the community to be in the best condition, people are dumping things.

Mr. Valdes: The problem is that they don't put it in front of their house. They put it in an area where you don't know who it belongs to.

Mr. Luis Hernandez: So they cannot be blamed.

Mr. Jesus Hernandez: Then no one picks it up because it doesn't belong to anyone.

Mr. Valdes: Right. I have seen people take entire trees and put them somewhere. The city won't come pick it up unless someone complains about it. So then they put it in areas where you don't really know who it belongs to so you can't trace it back to someone.

Mr. Luis Hernandez: The part that we have been trying to remind homeowners is that you can call Miami-Dade County to schedule a special pickup.

Mr. Valdes: Yes, but they are way behind and 311 is not even answering so it is a lost cause pretty much.

Mr. Luis Hernandez: Once again, I just want the Board to be kept posted and if the item becomes an issue, we will come back to report to you on that.

**FOURTH ORDER OF BUSINESS            Staff Reports**

**A. Attorney**

Mr. Luis Hernandez: Moving forward to Staff Reports. Ginger?

Ms. Wald: Nothing.

Mr. Luis Hernandez: Nothing to report? Excellent report.

**B. Engineer**

There not being any report, the next item followed.

**C. Club**

Mr. Luis Hernandez: As far as the club, everything is in workable conditions. All of the maintenance has been provided. I am not aware of any issues.

Mr. Valdes: I was here when they were doing the things they needed to do and asked for some additional equipment because people have complained about the machine.

Mr. Luis Hernandez: Then why don't we get a proposal for that?

Mr. Valdes: I told them to give us a proposal for a new one. If they can't find one that matches I don't care. As long as they take that one away. Not only is it a safety hazard, but at the same time, people are complaining because it can no longer be adjusted. They can't find the pin so it is an issue.

Mr. Luis Hernandez: Let's work on that later to see what we can do or not. Worst case scenario, the part the Board needs to know is that the District has funds so if we need

to replace the machine, it is not going to affect anything. With that being said, I will put a note to follow up about the machine.

**D. Manager**

Mr. Luis Hernandez: As for Manager, as I was explaining, the insurance company already came and took all the pictures, and they gave us the okay to move forward and tear down the entire kitchen and replace it and we are asking them for the total amount of the cost to replace the entire kitchen, including with the estimate. Right now we are basing things on an estimate. You will not know exactly how the wall is until you pull everything out. We are assuming that we are going to be replacing the bottom part because of the humidity and I will be requesting the Board to authorize an amount of \$10,000 with the understanding that all we are doing is based on the understanding that the insurance company is going to be giving those funds back to the District. The part I don't want is one item to be holding the other. The insurance could take several months before they release the funds and I don't think that is appropriate for the community to be waiting for it. The District does have the funds to pay for the improvements and whenever we finalize things with them, that will be fine and we will be taking all of the necessary steps to ensure that the insurance company pays us what they are supposed to be paying us back. So with that being said, the request to the Board is to authorize a not-to-exceed amount of \$10,000 for the repair of the kitchen.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the Board authorized a not-to-exceed amount of \$10,000 for the repair of the kitchen.

Now the last item that I have to discuss as Manager, is the next meeting that we have, and all I am trying to do is coordinate because it always has been an issue for us, the schedule for the holidays. We already have a meeting on November 17<sup>th</sup>, which is a week before Thanksgiving. Then we also have another meeting scheduled for December 15<sup>th</sup>. In the past, the meeting in December has always been extremely difficult to accomplish. Taking advantage that the community has already kind of undertaken a



majority of the projects, I believe we would be able to get by with only one of those meetings. My suggestion would be to have the meeting in November and cancel the meeting in December if that works for the Board. I just want to make sure that if we try to have the meeting in November that we are going to have a quorum.

Mr. Valdes: Can we do it earlier? I will not be here on November 17<sup>th</sup>.

Mr. Luis Hernandez: That is exactly part of my concern. Yes, we can schedule a special meeting.

Ms. Wald: You can also make it later. I would say later because today is the 27<sup>th</sup> so it may not make sense to do it so soon if we do it earlier. Maybe early December?

Mr. Luis Hernandez: The part that she is suggesting is why not have it maybe on December 1<sup>st</sup>? That way it gives more time and would still be between the two meetings.

Mr. Valdes: Yes. That would work.

Mr. Luis Hernandez: Will that work for everyone else? It is after Thanksgiving and before all of the December holidays and everyone starts going out of town.

Ms. Wald: Okay so we will be cancelling both 11/17/17 and 12/15/17 and rescheduling to 12/1/17.

Mr. Luis Hernandez: Based on that direction from the Board, that shouldn't be a problem to do that.

**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: Moving on to the next item on the agenda, we have the Financial Reports for the Board's consideration. 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 the financials would be in order.

On MOTION by Ms. Fayad seconded by Mr. Frye 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: And unless anyone has any other District business to discuss, last we just need a motion to adjourn the meeting.

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

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Secretary / Assistant Secretary

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Chairman / Vice Chairman

# South Kendall Community Development District

## Check Run Summary

January 26, 2018

<b>Date</b>	<b>Check Numbers</b>	<b>Amount</b>
10/30/2017	2170-2177	\$96,328.44
11/15/2017	2178-2185	\$26,982.48
12/13/2017	2186-2196	\$36,437.56
1/4/2018	2197-2208	\$51,895.54
1/16/2018	2209	\$150.00
<b>Total</b>		<b><u><u>\$211,794.02</u></u></b>

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/30/17	00107	9/22/17	32945	201709	320	57200	49200			*	2,000.00		
			STORM FEE										
		10/16/17	33250	201710	320	57200	49200			*	650.00		
			REPLACE MOTOR/SEALS										
		10/16/17	33254	201710	320	57200	49200			*	1,100.00		
			REPLACE STENNER FEEDERS										
		10/16/17	33254	201710	320	57200	49200			*	550.00		
			REPLACE STENNER FEEDERS										
		11/01/17	33502	201711	320	57200	46200			*	1,450.00		
			NOV 17 - POOL MAINTENANCE										
									BLUE MAGIC POOL SERVICE			5,750.00	002170
10/30/17	00044	10/20/17	2962803-	201711	320	57200	41000			*	304.42		
			SERVICE THRU 11/28/2017										
									COMCAST			304.42	002171
10/30/17	00032	10/09/17	35578	201710	320	57200	52000			*	823.69		
			SUPPLIES										
		11/01/17	35656	201711	320	57200	34000			*	10,054.77		
			NOV 17 - MGMT FEES										
									COURTESY PROPERTY MANAGEMENT, INC.			10,878.46	002172
10/30/17	00030	10/16/17	OCTOBER-	201710	320	57200	43000			*	2,231.06		
			SERVICE THRU 10/16/2017										
									FPL			2,231.06	002173
10/30/17	00091	9/27/17	26814	201709	320	53800	49200			*	1,056.00		
			STORM DAMAGE-LAMPS										
		10/09/17	26836	201710	320	53800	49200			*	525.00		
			INSTALL LED LAMP										
		10/13/17	26841	201710	320	53800	49200			*	2,000.00		
			REPAIR SPRINKLER SYSTEM										
		10/13/17	26842	201710	320	53800	49200			*	900.00		
			INSTALL PET STATIONS										
		10/13/17	26842	201710	320	53800	49200			*	2,160.00		
			REINSTALL STREET/STOP SIGN										
		10/16/17	26839	201710	320	57200	49200			*	1,525.00		
			REPLACE AWNING										
		10/17/17	26846	201710	320	57200	49200			*	2,100.00		
			REMOVE ALUMINUM FENCE										
		10/26/17	26856	201710	320	57200	49200			*	1,800.00		
			REPLACE 6' PLASTIC FENCE										
									ORTIZ CONSTRUCTION SERVICES, INC.			12,066.00	002174
10/30/17	00124	10/10/17	11905038	201711	320	57200	34500			*	363.00		
			MONITORING THRU 1/31/2018										

SKEN SOUTH KENDALL MDELGADO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/10/17	11905038	201711	320	57200	34500			*	115.50		
			MONITORING THRU 1/31/2018										
			PROTECTION1										
												478.50	002175
10/30/17	00022	10/19/17	20101917	201709	320	53800	49200			*	64,230.00		
			STORM CLEANUP THRU 9/19										
			TONY'S NURSERY & GARDEN										
												64,230.00	002176
10/30/17	00012	9/29/17	1486592	201709	310	51300	32300			*	390.00		
			FINAL TRUSTEE FEE-2010A										
			WELLS FARGO BANK										
												390.00	002177
11/15/17	00076	10/17/17	K007373	201710	320	57200	34500			*	210.00		
			CIVIL VIOLATION										
			CLERK OF COURTS, CODE ENFORCEMENT										
												210.00	002178
11/15/17	00044	11/06/17	8495 60	201711	320	57200	41000			*	105.90		
			SERVICE THRU-12/05/17										
			COMCAST										
												105.90	002179
11/15/17	00032	10/30/17	35700	201710	320	57200	49400			*	417.08		
			REIMBURSE-COSTCO PURCHASE										
		11/01/17	35704	201711	320	57200	52000			*	846.33		
			REIMBURSE-HOME DEPOT										
		11/01/17	35705	201711	320	57200	49400			*	2,185.67		
			REIMBURSEMENT-SUPPLIES										
			COURTESY PROPERTY MANAGEMENT, INC.										
												3,449.08	002180
11/15/17	00007	10/02/17	70653	201710	310	51300	54000			*	175.00		
			FY18 ANNUAL DISTRICT FEE										
			DEPARTMENT OF ECONOMIC OPPORTUNITY										
												175.00	002181
11/15/17	00013	11/01/17	162	201711	310	51300	34000			*	3,995.83		
			MGMT FEES-NOV 17										
		11/01/17	162	201711	310	51300	35100			*	83.33		
			COMPUTER TIME-NOV 17										
		11/01/17	162	201711	310	51300	44000			*	200.00		
			RENT-NOV 17										
		11/01/17	162	201711	310	51300	31300			*	208.33		
			DISSEM AGNT SVCS-NOV 17										
		11/01/17	162	201711	310	51300	51000			*	17.50		
			SUPPLIES-NOV 17										
		11/01/17	162	201711	310	51300	42000			*	5.98		
			POSTAGE-NOV 17										
		11/01/17	162	201711	310	51300	42500			*	36.45		
			COPIES-NOV 17										
			GOVERNMENTAL MANAGEMENT SERVICES										
												4,547.42	002182

SKEN SOUTH KENDALL MDELGADO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/15/17	00091	11/13/17	26869	2017	11	320-57200-49200			REPLACE/INSTALL DRY WALL ORTIZ CONSTRUCTION SERVICES, INC.	*	5,000.00	5,000.00	002183
11/15/17	00114	11/01/17	114505B	2017	11	320-57200-54501			PEST CONTROL - NOV 17 POWERX	*	45.00	45.00	002184
11/15/17	00022	11/01/17	20110117	2017	11	320-53800-46200			LANDSCAPE SERVICE TONY'S NURSERY & GARDEN	*	13,450.08	13,450.08	002185
12/13/17	00095	9/30/17	4466	2017	09	310-51300-31100			SERVICE THRU-9/30/17 ALVAREZ ENGINEERS, INC.	*	3,889.95	3,889.95	002186
12/13/17	00005	10/31/17	145292	2017	10	310-51300-31500			OCT 17 - GENERAL COUNSEL BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	1,057.50	1,057.50	002187
12/13/17	00107	12/01/17	33797	2017	12	320-57200-46200			DEC 17 - POOL SERVICES BLUE MAGIC POOL SERVICE	*	1,450.00	1,450.00	002188
12/13/17	00044	12/06/17	8495 60	2017	12	320-57200-41000			13476 SW 135TH ST 12/11/17 8495 60 201712 320-57200-41000 12801 SW 133RD TER COMCAST	*	105.90	517.30	002189
12/13/17	00032	12/01/17	35847	2017	12	320-57200-34000			SECRETARY SVC 12/01/17 35847 201712 320-57200-34000 CLUBHS FACILITY ATTENDANT 12/01/17 35847 201712 320-57200-34000 CLUBHS FACILITY ATTENDANT 12/01/17 35847 201712 320-57200-34000 JANITORIAL SVC COURTESY PROPERTY MANAGEMENT, INC.	*	3,602.66	10,054.77	002190
12/13/17	00003	11/17/17	6-000-68	2017	11	310-51300-42000			DELIVERIES THRU-11/17/17 FEDERAL EXPRESS	*	14.90	14.90	002191
12/13/17	00030	11/14/17	33188-00	2017	11	320-57200-43000			NOV 17 - ELECTRIC	*	62.53		

SKEN SOUTH KENDALL MDELGADO

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/14/17		35015-23	NOV 17 - ELECTRIC	2017	111	320-57200-43000				*	37.24		
11/14/17		62283-29	NOV 17 - ELECTRIC	2017	111	320-57200-43000				*	383.08		
11/14/17		67748-56	NOV 17 - ELECTRIC	2017	111	320-57200-43000				*	12.48		
11/14/17		69221-65	NOV 17 - ELECTRIC	2017	111	320-57200-43000				*	1,344.70		
11/17/17		45655-11	NOV 17 - ELECTRIC	2017	111	320-57200-43000				*	151.36		
11/17/17		99432-88	NOV 17 - ELECTRIC	2017	111	320-57200-43000				*	162.29		
FPL												2,153.68	002192
12/13/17	00013	12/01/17	163	2017	12	310-51300-34000			MGMT FEES-DEC 17	*	3,995.83		
12/01/17		163	COMPUTER TIME-DEC 17	2017	12	310-51300-35100				*	83.33		
12/01/17		163	RENT-DEC 17	2017	12	310-51300-44000				*	200.00		
12/01/17		163	DISSEM AGNT SVC-DEC 17	2017	12	310-51300-31300				*	208.33		
12/01/17		163	POSTAGE-DEC 17	2017	12	310-51300-42000				*	5.06		
12/01/17		163	COPIES-DEC 17	2017	12	310-51300-42500				*	21.90		
GOVERNMENTAL MANAGEMENT SERVICES												4,514.45	002193
12/13/17	00114	12/01/17	115961B	2017	12	320-57200-54501			PEST CONTROL - DEC 17	*	45.00		
POWERX												45.00	002194
12/13/17	00124	11/28/17	11985321	2017	111	320-57200-34500			ADDITIONAL EQUIPMENT	*	300.00		
PROTECTION1												300.00	002195
12/13/17	00021	11/30/17	8514	2017	111	320-53800-34500			11/30/17-SECURITY SVCS	*	12,440.01		
VESTED SECURITY												12,440.01	002196
1/04/18	00005	11/30/17	145835	2017	111	310-51300-31500			NOV 17 - GENERAL COUNSEL	*	500.00		
BILLING, COCHRAN, LYLES, MAURO & RAMSE												500.00	002197
1/04/18	00107	1/01/18	34106	2018	01	320-57200-46200			JAN 18 - POOL SERVICES	*	1,450.00		
BLUE MAGIC POOL SERVICE												1,450.00	002198
SKEN SOUTH KENDALL MDELGADO													

CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/18	00032	12/16/17	35981	2017	12	320-57200-52000			REIMBURSEMENT-PURCHASES	*	2,405.46		
												2,405.46	002199
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1/04/18	00090	1/01/18	666359	2018	01	320-57200-34501			SERVICE THRU-03/31/18	*	2,962.65		
												2,962.65	002200
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1/04/18	00110	9/21/17	32568	2017	09	320-57200-46300			PREVENTIVE MAINTENANCE	*	170.00		
		9/27/17	32595	2017	09	320-57200-46300			RPAIR AB BENCH UPHOLSTERY	*	250.32		
		10/02/17	32620	2017	10	320-57200-46300			PREVENTIVE MAINTENANCE	*	125.00		
		10/09/17	32807	2017	10	320-57200-46300			REPAIR ADJUSTABLE BENCH	*	1,318.95		
		11/10/17	33190	2017	11	320-57200-46300			PREVENTIVE MAINTENANCE	*	170.00		
		11/21/17	33174	2017	11	320-57200-46300			INSTALL TREADMILL PARTS	*	395.26		
		12/14/17	33477	2017	12	320-57200-46300			TREADMILL PARTS	*	49.77		
		12/15/17	33558	2017	12	320-57200-46300			PREVENTIVE MAINTENANCE	*	125.00		
		9/21/17	32568	2017	09	320-57200-46300			PREVENTIVE MAINTENANCE	V	170.00-		
		9/27/17	32595	2017	09	320-57200-46300			RPAIR AB BENCH UPHOLSTERY	V	250.32-		
		10/02/17	32620	2017	10	320-57200-46300			PREVENTIVE MAINTENANCE	V	125.00-		
		10/09/17	32807	2017	10	320-57200-46300			REPAIR ADJUSTABLE BENCH	V	1,318.95-		
		11/10/17	33190	2017	11	320-57200-46300			PREVENTIVE MAINTENANCE	V	170.00-		
		11/21/17	33174	2017	11	320-57200-46300			INSTALL TREADMILL PARTS	V	395.26-		
		12/14/17	33477	2017	12	320-57200-46300			TREADMILL PARTS	V	49.77-		
		12/15/17	33558	2017	12	320-57200-46300			PREVENTIVE MAINTENANCE	V	125.00-		
												.00	002201
-----													
1/04/18	00030	12/14/17	DEC-17	2017	12	320-57200-43000			DEC 17 - ELECTRIC	*	3,983.79		
												3,983.79	002202
-----													

SKEN SOUTH KENDALL MDELGADO



CHECK DATE	VEND#	INVOICE DATE	INVOICE	YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
1/04/18	00093	12/01/17	20081638	201712	320	57200	43200			*	1,428.00		
			FEES FOR FISCAL YEAR 18										
			MIAMI-DADE COUNTY SOLID WASTE MGMT										
												1,428.00	002203
1/04/18	00091	12/19/17	26908	201712	320	57200	49200			*	5,000.00		
			REMODEL CLUBHOUSE KITCHEN										
		12/26/17	26916	201712	320	57200	46100			*	912.50		
			REPAIR CLUBHOUSE LIGHTS										
			ORTIZ CONSTRUCTION SERVICES, INC.										
												5,912.50	002204
1/04/18	00114	1/01/18	11764B	201801	320	57200	54501			*	45.00		
			INDOOR PEST CTRL-JAN 17										
			POWERX										
												45.00	002205
1/04/18	00022	12/01/17	20120117	201712	320	53800	46200			*	4,483.36		
			LANDSCAPE SVC-12/15/17										
		12/01/17	20120117	201712	320	53800	46200			*	4,483.36		
			LANDSCAPE SVC-12/29/17										
		1/01/18	20010111	201801	320	53800	46200			*	4,483.36		
			LANDSCAPE SVC-01/12/18										
		1/01/18	20010111	201801	320	53800	46200			*	4,483.36		
			LANDSCAPE SVC-01/26/18										
			TONY'S NURSERY & GARDEN										
												17,933.44	002206
1/04/18	00021	12/04/17	8582	201801	320	53800	34500			*	12,670.40		
			12/04/17- SECURITY SVCS										
			VESTED SECURITY										
												12,670.40	002207
1/04/18	00110	10/02/17	32620	201710	320	57200	46300			*	125.00		
			PREVENTIVE MAINTENANCE										
		10/09/17	32807	201710	320	57200	46300			*	1,318.95		
			REPAIR ADJUSTABLE BENCH										
		10/21/17	32568	201710	320	57200	46300			*	170.00		
			PREVENTIVE MAINTENANCE										
		10/27/17	32595	201710	320	57200	46300			*	250.32		
			RPAIR AB BENCH UPHOLSTERY										
		11/10/17	33190	201711	320	57200	46300			*	170.00		
			PREVENTIVE MAINTENANCE										
		11/21/17	33174	201711	320	57200	46300			*	395.26		
			INSTALL TREADMILL PARTS										
		12/14/17	33477	201712	320	57200	46300			*	49.77		
			TREADMILL PARTS										
		12/15/17	33558	201712	320	57200	46300			*	125.00		
			PREVENTIVE MAINTENANCE										
			THE FITNESS SOLUTION INC										
												2,604.30	002208

SKEN SOUTH KENDALL MDELGADO

\*\*\* CHECK DATES 10/19/2017 - 01/16/2018 \*\*\* 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 #
1/16/18	00130	1/05/18 65329584	201712 320-57200-41000	CABLE SVCS-ACC 151174870	*	150.00	
							150.00 002209
-----							
TOTAL FOR BANK A						211,794.02	
TOTAL FOR REGISTER						211,794.02	

SKEN SOUTH KENDALL MDELGADO

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

	<u>Governmental Fund Types</u>		<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Governmental Funds</u>
<b><u>ASSETS:</u></b>			
Cash	\$1,163,182	---	\$1,163,182
Petty Cash	\$500	---	\$500
Due from other Funds	---	\$519,941	\$519,941
Investment - State Board -Excess Funds	\$28,315	---	\$28,315
Investment - State Board - Cap Reserve	\$61,153	---	\$61,153
Investments:			
Series 2016A			
Reserve A	---	\$319,226	\$319,226
Revenue A	---	\$12,267	\$12,267
Interest A	---	\$4	\$4
Principal A	---	\$7	\$7
Electric Deposits	\$4,821	---	\$4,821
<b>TOTAL ASSETS</b>	<u>\$1,257,972</u>	<u>\$851,445</u>	<u>\$2,109,417</u>
<b><u>LIABILITIES:</u></b>			
Accounts Payable	\$28,463	---	\$28,463
Due to Other Funds	\$519,941	---	\$519,941
<b>TOTAL LIABILITIES</b>	<u>\$548,404</u>	<u>\$0</u>	<u>\$548,404</u>
<b><u>FUND BALANCES:</u></b>			
Nonspendable:			
Prepaid Items and Deposits	\$4,821	---	\$4,821
Restricted:			
Debt Service	---	\$851,445	\$851,445
Capital Reserves	\$60,333	---	\$60,333
Unassigned	\$644,413	---	\$644,413
<b>TOTAL FUND BALANCES</b>	<u>\$709,567</u>	<u>\$851,445</u>	<u>\$1,561,012</u>
<b>TOTAL LIABILITIES &amp; FUND EQUITY</b>	<u>\$1,257,972</u>	<u>\$851,445</u>	<u>\$2,109,417</u>

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

**GENERAL FUND**

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
<b>REVENUES:</b>				
Maintenance Assessments	\$822,658	\$674,714	\$674,714	\$0
Interest Income	\$0	\$0	\$452	\$452
<b>TOTAL REVENUES</b>	<b>\$822,658</b>	<b>\$674,714</b>	<b>\$675,166</b>	<b>\$452</b>
<b>EXPENDITURES:</b>				
<b>ADMINISTRATIVE:</b>				
Supervisors Fee	\$12,000	\$3,000	\$800	\$2,200
FICA Expenses	\$918	\$230	\$61	\$168
Engineering	\$7,500	\$1,875	\$0	\$1,875
Dissemination	\$2,500	\$625	\$625	\$0
Attorney	\$20,000	\$5,000	\$1,558	\$3,443
Annual Audit	\$5,100	\$1,275	\$2,000	(\$725)
Trustee Fees	\$10,500	\$2,625	\$0	\$2,625
Management Fees	\$47,950	\$11,988	\$11,987	\$0
Computer Time	\$1,000	\$250	\$250	\$0
Telephone	\$150	\$38	\$0	\$38
Postage	\$500	\$125	\$33	\$92
Printing & Binding	\$1,000	\$250	\$79	\$171
Rentals & Leases	\$2,400	\$600	\$600	\$0
Insurance	\$24,885	\$24,885	\$24,547	\$338
Legal Advertising	\$750	\$188	\$0	\$188
Other Current Charges	\$500	\$125	\$145	(\$20)
Office Supplies	\$250	\$63	\$18	\$45
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
<b>TOTAL ADMINISTRATIVE</b>	<b>\$138,078</b>	<b>\$53,314</b>	<b>\$42,878</b>	<b>\$10,437</b>
<b>Maintenance</b>				
Landscape Maintenance	\$112,035	\$28,009	\$31,384	(\$3,375)
Landscape-Ficus Fumigation	\$9,000	\$2,250	\$0	\$2,250
Seasonal Landscape Maintenance	\$10,000	\$2,500	\$0	\$2,500
Security Service	\$136,000	\$34,000	\$24,549	\$9,451
Capital Reserve	\$107,628	\$26,907	\$0	\$26,907
Contingency	\$10,000	\$2,500	\$5,585	(\$3,085)
Community Web Page	\$3,000	\$750	\$0	\$750
<b>TOTAL MAINTENANCE</b>	<b>\$387,662</b>	<b>\$96,916</b>	<b>\$61,517</b>	<b>\$35,398</b>

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

**GENERAL FUND**

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

	ADOPTED BUDGET	PRORATED BUDGET THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
<u>Clubhouse and Other Amenities</u>				
Management Clubhouse	\$115,297	\$28,824	\$30,164	(\$1,340)
Office Supplies	\$500	\$125	\$0	\$125
Permit Fees	\$1,000	\$250	\$0	\$250
Electricity	\$29,000	\$7,250	\$8,369	(\$1,119)
Water/Sewer	\$14,300	\$3,575	\$0	\$3,575
Telephone/Cable	\$5,000	\$1,250	\$1,488	(\$238)
Refuse Service	\$1,400	\$350	\$1,428	(\$1,078)
Landscape Maintenance	\$31,360	\$7,840	\$0	\$7,840
Pool Maintenance	\$20,700	\$5,175	\$4,350	\$825
Pool Repairs	\$5,000	\$1,250	\$0	\$1,250
Repairs and Replacements	\$12,500	\$3,125	\$913	\$2,213
Janitorial Supplies	\$14,000	\$3,500	\$4,588	(\$1,088)
Alarm Monitoring & Fire	\$1,914	\$479	\$1,148	(\$670)
Pool Monitoring	\$11,347	\$2,837	\$2,882	(\$45)
Fitness Equipment Maintenance	\$1,500	\$375	\$2,604	(\$2,229)
Pest Control	\$600	\$150	\$135	\$15
Special Events	\$1,500	\$375	\$2,603	(\$2,228)
Other Contingency	\$15,000	\$3,750	\$17,725	(\$13,975)
<b>TOTAL EXPENDITURES</b>	<b>\$822,658</b>	<b>\$224,459</b>	<b>\$182,791</b>	<b>\$41,668</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$0</b>		<b>\$492,375</b>	
FUND BALANCE - Beginning	\$0		\$217,192	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$709,567</u>	

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

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

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

	ADOPTED BUDGET	PRORATED THRU 12/31/17	ACTUAL THRU 12/31/17	VARIANCE
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**REVENUES:**

Assessments	\$633,986	\$519,941	\$519,941	\$0
Interest Income	\$0	\$0	\$832	\$832

**TOTAL REVENUES**

	\$633,986	\$519,941	\$520,773	\$832
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**EXPENDITURES:**

**Series 2016A**

Interest - 11/1	\$159,794	\$159,794	\$159,794	\$0
Principal - 11/01	\$280,000	\$280,000	\$280,000	\$0
Interest - 5/1	\$156,994	\$0	\$0	\$0

**TOTAL EXPENDITURES**

	\$596,788	\$439,794	\$439,794	\$0
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**EXCESS REVENUES (EXPENDITURES)**

	\$37,199		\$80,979	
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**FUND BALANCE - Beginning**

	\$450,991		\$770,466	
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**FUND BALANCE - Ending**

	\$488,190		\$851,445	
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**SOUTH KENDALL  
COMMUNITY DEVELOPMENT DISTRICT  
Long Term Debt Report  
FY 2018**

<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 - 9/30/2017</i>		<i>\$9,095,000.00</i>
<i>Less:</i>	<i>November 1, 2017 (Mandatory)</i>	<i>(\$280,000.00)</i>
<b><i>Current Bonds Outstanding</i></b>		<b><i>\$8,815,000.00</i></b>

**SOUTH KENDALL**  
**COMMUNITY DEVELOPMENT DISTRICT**  
Special Assessment Receipts  
Fiscal Year 2018

**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
11/19/2017	6/1/17-11/14/17	\$10,662.02	\$477.68	\$101.85	\$0.00	\$10,082.49	\$5,694.36	\$4,388.13	\$10,082.49
11/27/2017	11/1/17-11/17/17	\$60,946.47	\$2,437.86	\$585.08	\$0.00	\$57,923.53	\$32,713.89	\$25,209.64	\$57,923.53
12/7/2017	11/18/17-11/30/17	\$287,986.83	\$11,517.97	\$2,764.69	\$0.00	\$273,704.17	\$154,581.89	\$119,122.28	\$273,704.17
12/26/2017	12/1/17-12/15/17	\$897,426.51	\$35,865.88	\$8,615.59	\$0.00	\$852,945.04	\$481,723.96	\$371,221.08	\$852,945.04
<b>TOTAL</b>		<b>\$1,257,021.83</b>	<b>\$50,299.39</b>	<b>\$12,067.21</b>	<b>\$0.00</b>	<b>\$1,194,655.23</b>	<b>\$674,714.11</b>	<b>\$519,941.12</b>	<b>\$1,194,655.23</b>

Assessed on Roll:

<b>Gross Collected</b> 81.98%
----------------------------------

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$866,007.79	56.4777%	\$674,714.11	(\$674,714.11)	\$0.00
2016 DEBT SERVICE	\$667,353.86	43.5223%	\$519,941.12	\$0.00	<b>\$519,941.12</b>
<b>TOTAL</b>	<b>\$1,533,361.65</b>	<b>100.00%</b>	<b>\$1,194,655.23</b>	<b>(\$674,714.11)</b>	<b>\$519,941.12</b>

**\$519,941.12    V#126 001.300.20700.10100**

**TRANSFERS TO DEBT SERVICE:**

DATE	CHECK #	2016 AMOUNT
<b>TOTAL</b>		<b>\$0.00</b>
<b>Amount due:</b>		<b>\$519,941.12</b>