



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

October 27, 2017



South Kendall

Community Development District

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(954) 721-8681 ~ (954) 721-9202 fax

October 19, 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 **October 27, 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 August 25, 2017 Meeting
3. Discussion on Damages from the Hurricane
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - D. Manager
5. Supervisors Requests and Audience Comments
6. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
7. Adjournment

Enclosed for your review is a copy of the minutes from the August 25, 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 August 25, 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
Betty Fayad	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Marcia Garcia	Resident
Eileen Espinal	Resident

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 May 26, 2017 Meeting

Mr. Luis Hernandez: The second item on the agenda is Approval of Minutes of the May 26, 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 Ms. Fayad with all in favor the Minutes of the May 26, 2017 Meeting were approved.
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THIRD ORDER OF BUSINESS

Discussion of Request for Proposed Rate Increase for Courtesy Property Management

Mr. Luis Hernandez: Moving forward, Discussion of Request for Proposed Rate Increase for Courtesy Property Management. At the time the District was reviewing the

proposed budget, one of the items the District undertook was to ask vendors to confirm what was going to be the effect for the CDD as to increases the CDD would be able to receive. Based on that, the District has received the final indicated numbers and those have already been included in the proposed budget, so at this point, the only part that is necessary from the Board is to accept the increase and by accepting it, this will authorize the District to make the necessary amendments and for the District to be able to execute the appropriate documents.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the proposed rate increase for Courtesy Property Management was approved.

**FOURTH ORDER OF BUSINESS Discussion of Request for
Proposed Rate Increase for Vested
Security**

Mr. Luis Hernandez: Similar situation with Vested Security. Same explanation and just a motion to accept that would be in order.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the request for the proposed rate increase for Vested Security was approved.

**FIFTH ORDER OF BUSINESS Public Hearing to Adopt the
Fiscal Year 2018 Budget**

A. Motion to Open the Public Hearing

Mr. Luis Hernandez: Next we have the Public Hearing to Adopt the Fiscal Year 2018 Budget. A copy of the budget has been included in the agenda package. We are looking under Section V. The first item is the motion to open the public hearing.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the public hearing was opened.

B. Public Comment and Discussion

Mr. Luis Hernandez: Before we go into public comments, the only thing I need to represent is that the proposed budget for fiscal year 2018 dated August 25th is exactly the

same as the version that was presented back on May 26th. It does not show nor contemplate any increases if compared to the prior year. The same assessments are being levied to the homeowners. With that being said, unless anyone from the Board has any particular questions, let me ask if the ladies from the audience have any questions in regards to the budget? If you want to come closer to us you are more than welcome.

Ms. Wald: Just so we can hear you on the record.

A resident: Our questions to the gentleman earlier were about the CDD. My mother contacted the county about her taxes and they told her that her taxes were \$1,000 plus dollars, but we pay the CDD \$3,000 plus so she wanted to know what the CDD was for, how long have we been paying that because we didn't know and thought they were all just taxes for property. So the gentleman was explaining to us we have been apparently since 2004 when the CDD was established. We don't remember receiving any notification of this and we don't remember signing anything accepting this and we have questions about if we sell the property would we still need to be paying this or would the person who buys the property need to pay it and what the CDD money is being used for. So those are our questions.

Mr. Luis Hernandez: A copy of the budget has been given to you to review.

A resident: Is there any way that there can be any adjustments for people who are over age or who are retired?

Ms. Wald: No. Based on the questions you asked, because we are on the record, Luis had previously probably answered them for you before the meeting started, but in regards to you didn't sign anything or approve anything as to buying into this area, South Kendall CDD, depending upon what you reviewed or who you used as an attorney to do your title work, this would have come up in a title examination to show because it is recorded in the public records that where you purchased is in a community development district. You don't have to agree to it because it was already established before you purchased your property more likely than not. Your attorney or whoever you used for your title work should have found that, unless you were one of the original purchasers.

A resident: We were. We bought it before it was even constructed.

Ms. Wald: So when you were one of the original purchasers, there actually is a notification at the office itself saying that it is part of a community development district and it is a certain size.

Mr. Luis Hernandez: And the letters need to be a certain type of notification that needs to be given because at the same time it is required by the county that prior to giving you the price of the property, you need to sign a document where it has been explained to you that are buying within a CDD and at the time of the closing, there are two other documents that you are going to be signing where it is indicated and explained that you are buying within a community development district and there is an obligation with that.

A resident: So who in your office would we contact to get a copy of whatever this letter is and says?

Ms. Wald: You should have a copy of it.

A resident: But we don't.

Ms. Wald: Do you have the closing documents from when you bought your house?

A resident: Not with us, but yes.

Ms. Wald: You should have all of that information as part of your closing documents, whether it is on a disc or actual printouts of the documents. You should have all of that information.

A resident: So not the county?

Ms. Wald: No, the county is not going to have that because it is an agreement that you enter into with the seller. So if you purchase directly from the seller like you were one of the first ones, that information is that agreement between the two of you. So those are the documents that you are going to have. Those letters and notices are not recorded with the county. What is recorded with the county is the original ordinance, creating and establishing South Kendall CDD, and if there was a declaration of restrictive covenants, that also was recorded in the county. Those you can get online by going to the public records and search South Kendall CDD, but the documents you are talking about would have been part of your closing documents. If you don't have your closing documents, I'd go to your title agent, which would be the attorney that handled it for you.

A resident: But if you don't keep a record of that, how do we get it?

Ms. Wald: We are not responsible for that.

A resident: I understand, but if you don't have a copy of that, you don't need to know that we signed that, then that means either way we are paying it whether we signed it or not?

Ms. Wald: It is a special assessment. The District is a form of government, the community development district. It is not a homeowners association. It is a special purpose unit of government. I try to explain that it is similar to a city or county where it is specifically formed for a certain purpose and it only has certain rights and things that it can actually do and certain obligations, unlike a city or county that has more power and authority. So those things are recorded into the record saying it has been established, and then the next step is the establishment for the bonds and infrastructure, or for buying the clubhouse, or taking over the clubhouse. Those have to be validated. So then you have to go to court as the community development district. Then you go to court and then you get the bonds validated, and then those bonds become special assessments that are actually levied on every single piece of property. Every lot. Every townhome that everyone owns on a certain basis. Every person that owns a unit here has debt on their unit from the bonds that were issued. That debt, and I am going to answer a question you asked before, that debt that is on your unit, when you sell that unit that debt will also transfer, unless you make an agreement between the two of you to pay it off.

A resident: Who is going to buy something we have to pay \$3,000 extra on?

Ms. Wald: People buy them all the time. My mother lives in The Villages.

A resident: We have spoken to other people who own property here and they don't pay that CDD fee and they only pay \$1,000-something for taxes each year.

Ms. Wald: They may have already paid off their debt.

Mr. Luis Hernandez: In South Kendall there are no units who have paid their unit off.

Mr. Valdes: And also when they're telling you they pay \$1,000 a year, they may be referring to the actual tax portion, but not including the CDD portion.

A resident: Yes. Now we understand that is separate.

Mr. Valdes: So that is probably why. If you asked what are your combined taxes, then that is a different question because then you have to include the CDD portion. So it depends on how you ask it.

Ms. Wald: You have ad valorem taxes, non ad valorem taxes, and then you have other types of fees that you will see, a special lighting district we were just talking about, your garbage is a fee, etc. You will see all those. When people get their tax bills or TRIM notice that is all taxes. They say bottom line, what am I paying, what do I need to have money for to pay that bottom line? When you go and look at your TRIM, you will see a variety of different taxes. Now your first part, you are going to see what Miami-Dade County is charging. You are going to see the public school, you are unincorporated so you don't have a city, but you have water management fees, all the breakdown, and then you are going to keep going down the line.

A resident: What is a special lighting district?

Ms. Wald: A special lighting district is a special district that Miami-Dade County has created and stated they are going to charge every single unit in this community, and there are all over Miami-Dade County, to pay for the expense for lighting in that area that the county pays for. They created special districts to do that. It is not everywhere, but Miami-Dade County is pretty unique when it comes to the rest of Florida of creating all of these special districts because mostly municipalities take care of those things.

A resident: Who approves of these special districts?

Ms. Wald: Special districts are the county commission. The county commission actually approved and created by ordinance this CDD. They also would have done the same for the special lighting taxing district. I also saw a multi-purpose, but it doesn't look like they are charging you for it. This CDD has the debt, which is the biggest amount of money that you have to pay and is the debt over the 30 year period of time from the bonds that were actually sold. That is your big chunk. The second part is operations and maintenance expenses. Some of the operations and maintenance we were just talking about, such as the security in the community, with management of everything around the clubhouse, how everything looks nice and beautiful, that is your maintenance.

A resident: That doesn't come from our HOA? That comes from the CDD?

Ms. Wald: Some is HOA, some is CDD.

A resident: Do you have a copy of the Association's budget?

Ms. Wald: I do not. You would have to go to your HOA to obtain that.

A resident: Do you who we can contact there?

Mr. Luis Hernandez: I know the company is Courtesy Property Management. If you wait until the end of the meeting, I will be able to find out who would be the right person to contact.

Mr. Valdes: The budget gets sent to every homeowner each year. You probably have it at home and just didn't realize it.

Ms. Wald: As a homeowner you are entitled to that. Our CDD budget is a public record. It is on the website. It is available to anyone who wants it. Almost every record document from a CDD similar to the county and city is a public record. It is open. There are very few things that aren't. It is part of the Sunshine Law. So anything you want from the CDD, we can't help you with the HOA, but Luis Hernandez is the District Manager and the records custodian. He can provide you with information if you contact him. He is very good at responding quickly. All you have to do is contact him and he will provide you with any documentation that you request that the District has.

A resident: Okay, so after we collect all of the documents, what do we do to get things changed?

Ms. Wald: What do you want changed?

A resident: We don't want to pay \$3,000 extra a year on our property.

Ms. Wald: Well it is not extra. What you need to understand is that it is not extra. It is the amount of debt that was originally levied on the property and it was refinanced to reduce the interest.

A resident: When I say extra, I mean something that maybe somebody else who owns another property that is not within this development.

Ms. Wald: I hate to be blunt, but if you do not want to live in a community development district, and you do not want to have to pay those fees associated with it,

then the only way to do it is to sell or come to meetings and say, hey, let's increase the amount we pay so we can pay off our debt quicker.

Mr. Valdes: But then you are still paying more.

Ms. Wald: Yes.

A resident: So either pay more or leave?

Ms. Wald: Well you have to somehow pay off your debt.

A resident: So keep it how it is, pay more, or leave. Those are the options.

Ms. Wald: Those are the options. A lot of people don't like living in communities with HOAs. For example, I do not live in a CDD or HOA.

A resident: Where is that?

Ms. Wald: I live in the City of Fort Lauderdale. The City of Fort Lauderdale has CDDs and HOAs, but I also pay a lot in taxes to the City of Fort Lauderdale for all of the things that I receive as a homeowner and resident of the city that you pay little bits for in Miami-Dade County.

A resident: Do you pay \$5,000 a year in Fort Lauderdale?

Ms. Wald: I pay over \$5,000 a year. My house is cheaper, but it is all relative. I will give you an example as to CDDs. My mother lives in a place called The Villages. You have probably heard of it or seen it on television or if you drive north on the Turnpike because it has big signs. It is for people who are retired. It is like a playground, Disneyland for people who are retired. They don't pay a lot for their homes. The prices they keep them down for the homes, and it is the largest CDD in the state of Florida. It is huge. It is in three counties. So they pay the debt and they pay operations and maintenance and some also have HOAs or condo associations. Most don't and most is done by the CDD. The three different places that my mother and father, when he was alive, had bought, each one of them had this line item, and I know because I looked at their documents, VCDD. I had to look it up and figure out what it was when they did their closing on the house that they originally bought and built, and that is The Villages CDD. They pay that amount. It consists of the debt, and it also consists of the operations and maintenance for the amenities that they pay for. So after my father died, my mom

wanted a smaller place to live and tried to decide if she should pay the debt off so when she closed the amount would be less on a yearly basis. I told her no because I don't think she is going to live for 30 more years. I don't think she is going to live past 100. I told her it doesn't make sense for you to pay that big chunk of money now as opposed to over time because you may not live here another 10 years from now. You may want something smaller. You may move into an assisted living community. You may move in with me. Whatever it may be, it doesn't make sense because that debt will stay on that property when it gets sold. Now your concern was who is going to buy it? People buy it every day. They bought two houses that they bought before in a community development district. It is just part of the debt that gets passed on.

A resident: When you say debt, can you explain to me a little more what that is? Are we paying for debt that somebody bought this land and made property on it and now we are paying their debt?

Ms. Wald: No. The debt you are paying for is what I like to call the horizontal infrastructure that was placed into the community and that was paid for either directly or reimbursed by the community development district when it was originally initiated. So the debt is for that infrastructure and for the things you actually have and utilize in this community. It is not somebody's mortgage. Who built this community?

Mr. Luis Hernandez: Lennar.

Ms. Wald: It is not Lennar's mortgage. It is not their construction account.

A resident: So for debt you mean like fees for maintaining this area?

Ms. Wald: No. The debt is from the bonds that were originally sold to pay for public infrastructure.

Mr. Luis Hernandez: Public infrastructure in this community basically was the establishment of the roads, the sewer, the potable water, and the drainage system.

A resident: So fees for that.

Mr. Luis Hernandez: Yes.

Ms. Wald: And that is the debt. That is the bond. And you will see that listed in the budget specifically.

A resident: Who owns the bonds? Lennar?

Mr. Luis Hernandez: No. Private investors.

Ms. Wald: You sell them out of the marketplace.

A resident: Okay. That was my question. If we are paying for these private investors bonds.

Mr. Luis Hernandez: No. They are tax exempt bonds that the District has issued.

Ms. Wald: And you will also see it in government. If a government wants to do a large capital works project, luckily they can obtain what are called tax exempt bonds. They don't get taxed on it. Only governments get this in the state of Florida. So those bonds are actually cheaper by doing that when they get sold. So you pay less amount. They get sold in the open marketplace to certain investors. They are usually big companies that buy them. That is who are paying. You are paying that principal and interest to those people. And by the way, any of those documents, any of that information is a public record and Luis can provide those to you at any time.

A resident: Can we call you as well if we have further questions after this?

Ms. Wald: Well you can, but I would suggest that you talk to Luis first because I am an attorney for this Board and I charge by my time. I usually try not to charge my clients a lot of money, but with that, if the Board directs me to do something, I do it. It is not that I don't want to talk to you. I will and have no problem with doing that as I am doing now, and if there are simple questions, I always say refer to your District Manager, and if it is something a little more difficult, then he may say to call District Counsel and you can feel free to call me. I just don't want to charge if he can answer a question.

A resident: So you are counsel for the District?

Ms. Wald: Yes, I am and serve at the pleasure of this lovely Board.

A resident: Do you have contact information for us?

Ms. Wald: I do. I will give you my card.

A resident: My mom has to go to work, but I will stay.

Mr. Luis Hernandez: Are there any other questions? Not hearing any, we can move on to the resolutions.

C. Consideration of Resolution #2017-05 Annual Appropriation Resolution

Mr. Luis Hernandez: The next item is Resolution #2017-05 Annual Appropriation Resolution. This resolution takes the proposed budget and makes it the District's adopted budget.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor Resolution #2017-05 Annual Appropriation Resolution was approved.

D. Consideration of Resolution #2017-06 Levy of Non Ad Valorem Assessments

Mr. Luis Hernandez: The next item is Resolution #2017-06 Levy of Non Ad Valorem Assessments. This resolution allows the District to levy the non ad valorem assessments, which means that the District will be able to levy on the Miami-Dade County tax bill.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor Resolution #2017-06 Levy of Non Ad Valorem Assessments was approved.

E. Motion to Close the Public Hearing

Mr. Luis Hernandez: Unless anyone has any questions in regards to the now adopted budget, a motion to close the public hearing would be in order.

On MOTION by Mr. Valdes seconded by Mr. Jesus Hernandez with all in favor the public hearing was closed.

SIXTH ORDER OF BUSINESS

Staff Reports

A. Attorney - Discussion of 2017 Legislative Session Memorandum

Mr. Luis Hernandez: Staff Reports. Ginger?

Ms. Wald: Self-explanatory. The memorandum you have in your packets. There are only items that the legislature this past session had enacted that would affect community development districts. If you have any questions on it, please give me a call. The first one is just dealing with public records lawsuits. We finally were able to crack down on those individuals who would just file public records lawsuits after waiting 24 hours if you didn't provide them with a record. Now they don't get attorneys fees. They

have to give days and if they do it on a frivolous basis and a governmental unit such as the District can go after them for attorneys fees. So that was a good one. The second one is for large public works projects when you engage in the services with the state. That I don't really see affecting this District at all. That's all I have. Thank you.

Mr. Luis Hernandez: Thank you very much for that.

B. Engineer

There not being any report, the next item followed.

C. Club

There not being any report, the next item followed.

D. Manager

1) Number of Registered Voters in the District - 849

Mr. Luis Hernandez: As for Manager, I just need to make three quick presentations. Number 1 is that the number of registered voters in the District is 849. The reason and importance of that information is that once the District has met two requirements, one being the existence of at least 250 registered voters residing within the District and six years of establishment, the election of the Supervisors starts to be controlled by Miami-Dade County Supervisor of Elections. As of this point, the District has already met both requirements and the District will continue to elect Supervisors through the Miami-Dade County Supervisor of Elections.

2) Discussion of Proposed Fiscal Year 2018 Meeting Schedule

Mr. Luis Hernandez: The second item for the Board's consideration is the proposed fiscal year 2018 meeting schedule. What you are going to be seeing is you have meetings on the fourth Friday of each month. There are two exceptions being presented because of the holidays, those taking place in November and December. As it has been done in the past, the District will advertise to have the monthly meetings, but as we get to each month, the Board will have the ability to cancel if no particular specific items require for the meeting to be taking place. With that being said, unless anyone wants to propose or suggest any changes to the meeting schedule, a motion to approve it would be in order, which will also authorize District staff to advertise it.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the proposed fiscal year 2018 meeting schedule was approved as-presented.

3) Discussion of Financial Disclosure Report from the Commission on Ethics

Mr. Luis Hernandez: The last item is the financial disclosure report from the Commission on Ethics. Even though it shows some Board members still need to file, I can attest that I have personally delivered those who were pending, so at this point all Supervisors have fulfilled that requirement. I also need to let the Board know that if we were to have the meeting in September, I will not be able to attend. I will be on vacation so someone from my office will be coming if you need to have the meeting.

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

There not being any, the next item followed.

EIGHTH ORDER OF BUSINESS Financial Reports

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

Mr. Luis Hernandez: Next on the agenda we have the Financial Reports. Tab A is Approval of the Check Run Summary, and tab B is the Balance Sheet and Income Statement, and a motion to approve the financials would be in order.

On MOTION by Ms. Fayad seconded by Mr. Valdes 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 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.

Secretary / Assistant Secretary

Chairman / Vice Chairman

South Kendall Community Development District

Check Run Summary

October 27, 2017

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
8/24/2017	2140-2144	\$15,926.92
9/15/2017	2145-2155	\$41,502.88
9/28/2017	2156-2158	\$25,808.28
10/11/2017	2159-2168	\$47,240.12
10/18/2017	2169	\$852.30
Total		<u><u>\$131,330.50</u></u>

AP300R
 *** CHECK NOS. 002140-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/18/17
 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	CHECK #
8/24/17	00117	8/09/17	I0000245	201708 310-51300-48000		ALM MEDIA, LLC	*	170.30	170.30	002140
8/24/17	00005	7/31/17	143437	201707 310-51300-31500		BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	500.00	500.00	002141
8/24/17	00030	8/16/17	AUG-17	201708 320-57200-43000		FPL	*	2,439.18	2,439.18	002142
8/24/17	00091	8/08/17	26762	201708 320-57200-46100		ORTIZ CONSTRUCTION SERVICES, INC.	*	1,000.00	1,000.00	002143
8/24/17	00021	8/01/17	8335	201708 320-53800-34500		VESTED SECURITY	*	11,817.44	11,817.44	002144
9/15/17	00107	9/01/17	32901	201708 320-57200-46200		BLUE MAGIC POOL SERVICE	*	1,450.00	1,450.00	002145
9/15/17	00044	8/20/17	84956006	201709 320-57200-41000		COMCAST	*	304.26		
		8/28/17	84956006	201709 320-57200-41000			*	105.90		
									410.16	002146
9/15/17	00032	8/25/17	35463	201709 320-57200-52000		COURTESY PROPERTY MANAGEMENT, INC.	*	729.51		
		9/01/17	35390	201709 320-57200-34000			*	9,788.97		
									10,518.48	002147
9/15/17	00003	8/29/17	5-913-09	201709 310-51300-42000		FEDERAL EXPRESS	*	12.80	12.80	002148
9/15/17	00110	4/28/17	31054A	201704 320-57200-46300		THE FITNESS SOLUTION INC	*	156.19		
		8/10/17	32134	201708 320-57200-46300			*	125.00		
									281.19	002149

SKEN SOUTH KENDALL SROSINA

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/15/17	00013	9/01/17	160	201709	310	51300	34000			*	3,995.83		
									MGMT FEES-SEPT 17				
		9/01/17	160	201709	310	51300	35100			*	83.33		
									COMPUTER TIME-SEPT 17				
		9/01/17	160	201709	310	51300	44000			*	200.00		
									RENT-SEPT 17				
		9/01/17	160	201709	310	51300	31300			*	208.33		
									DISSEM AGNT-SEPT 17				
		9/01/17	160	201709	310	51300	35101			*	250.00		
									WEBSITE ADMIN-SEPT 17				
		9/01/17	160	201709	310	51300	51000			*	17.50		
									SUPPLIES-SEPT 17				
		9/01/17	160	201709	310	51300	42000			*	7.82		
									POSTAGE-SEPT 17				
		9/01/17	160	201709	310	51300	42500			*	96.40		
									COPIES-SEPT 17				
									GOVERNMENTAL MANAGEMENT SERVICES			4,859.21	002150
9/15/17	00091	7/06/17	26726	201707	320	57200	46100			*	75.00		
									REPAIR GATE LATCH				
									ORTIZ CONSTRUCTION SERVICES, INC.			75.00	002151
9/15/17	00114	9/01/17	11303B	201709	320	57200	54501			*	45.00		
									INDOOR PEST CONTROL MONTH				
									POWERX			45.00	002152
9/15/17	00022	9/01/17	20090117	201709	320	53800	46200			*	4,483.36		
									LANDSCAPE SVC-9/15/17				
		9/01/17	20090117	201709	320	53800	46200			*	4,483.36		
									LANDSCAPE SVC-9/29/17				
									TONY'S NURSERY & GARDEN			8,966.72	002153
9/15/17	00021	9/01/17	8393	201709	320	53800	34500			*	11,634.32		
									09/01/2017-SECURITY SVCS				
									VESTED SECURITY			11,634.32	002154
9/15/17	00129	9/28/17	4292	201709	310	51300	32300			*	3,250.00		
									ANNUAL TRUSTE ADMIN CHRGE				
									ZIONS BANK			3,250.00	002155
9/28/17	00117	9/11/17	I0000256	201709	310	51300	48000			*	92.83		
									NOTICE OF MEETING				
									ALM MEDIA, LLC			92.83	002156
9/28/17	00020	9/18/17	6210	201709	300	15500	10000			*	23,497.00		
									PREPAID INSURANCE FY18				
									EGIS INSURANCE ADVISORS, LLC			23,497.00	002157
									SKEN SOUTH KENDALL SROSINA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE	EXPENSED TO YRMO	DPT	ACCT#	SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
9/28/17	00030	9/20/17	SEP-17 SEP 17 - ELECTRIC	201709	320	57200	43000	FPL		*	2,218.45	2,218.45	002158
10/11/17	00005	8/31/17	144255 SERVICE THRU 08/31/2017	201708	310	51300	31500	BILLING, COCHRAN, LYLES, MAURO & RAMSE		*	1,272.50	1,272.50	002159
10/11/17	00107	10/01/17	33199 OCT 17-POOL SERVICES	201710	320	57200	46200	BLUE MAGIC POOL SERVICE		*	1,450.00	1,450.00	002160
10/11/17	00044	9/20/17	2962803 12801 SW 133RD TER	201710	320	57200	41000	COMCAST		*	304.23		
		9/28/17	4710697 13476 SW 135TH ST	201710	320	57200	41000			*	105.90	410.13	002161
10/11/17	00032	10/01/17	35574 SECRETARY SVCS	201710	320	57200	34000	COURTESY PROPERTY MANAGEMENT, INC.		*	3,602.66	10,054.77	002162
		10/01/17	35574 CLUBHS FACILITY ATTENDANT	201710	320	57200	34000			*	2,510.69		
		10/01/17	35574 CLUBHS FACILITY ATTENDANT	201710	320	57200	34000			*	1,683.00		
		10/01/17	35574 JANITORIAL SVCS	201710	320	57200	34000			*	2,258.42		
10/11/17	00090	9/01/17	663851 OCT 17-POOL MONITORING	201710	320	57200	34501	ENVERA SYSTEMS		*	2,881.65	2,881.65	002163
10/11/17	00013	10/02/17	161 OCT 17-MGMT FEES	201710	310	51300	34000			*	3,995.83		
		10/02/17	161 OCT 17-COMPUTER TIME	201710	310	51300	35100			*	83.33		
		10/02/17	161 OCT 17-RENT	201710	310	51300	44000			*	200.00		
		10/02/17	161 OCT 17-DISSEMINATION SVCS	201710	310	51300	31300			*	208.33		
		10/02/17	161 OCT 17-POSTAGE	201710	310	51300	42000			*	6.90		
		10/02/17	161 OCT 17-COPIES	201710	310	51300	42500	GOVERNMENTAL MANAGEMENT SERVICES		*	21.00	4,515.39	002164

SKEN SOUTH KENDALL SROSINA

AP300R
 *** CHECK NOS. 002140-050000

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 10/18/17
 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	CHECK #
10/11/17	00091	9/25/17	26803	201709	320-57200-46100					*	2,640.00		
									PREP & PAINT CLUBHS DOORS	*	2,895.00		
		9/25/17	26809	201709	320-57200-46100				REPLC 5 HP POOL PUMP				
ORTIZ CONSTRUCTION SERVICES, INC.												5,535.00	002165
10/11/17	00114	10/01/17	112592B	201710	320-57200-54501					*	45.00		
									INDOOR PEST CONTROL				
POWERX												45.00	002166
10/11/17	00022	10/01/17	20100117	201710	320-53800-46200					*	8,966.72		
									OCT 17-LANDSCAPE SERVICE				
TONY'S NURSERY & GARDEN												8,966.72	002167
10/11/17	00021	10/01/17	8446	201710	320-53800-34500					*	12,108.96		
									OCT 17-SECURITY SVC				
VESTED SECURITY												12,108.96	002168
10/18/17	00048	10/06/17	54661617	201709	320-57200-43100					*	691.14		
									SERVICE THRU 10/02/2017	*	161.16		
		10/06/17	87872712	201709	320-57200-43100				SERVICE THRU 10/02/2017				
MIAMI-DADE WATER AND SEWER DEPART												852.30	002169
TOTAL FOR BANK A											131,330.50		
TOTAL FOR REGISTER											131,330.50		

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							O&M Portion	2016A DSF Portion	Total
DATE	DESCRIPTION	GROSS AMOUNT	DISC/PENALTY	COMMISSIONS	INTEREST	NET RECEIPTS			
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
4/26/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$24.72	\$24.72	\$13.96	\$10.76	\$24.72
5/10/2017	04/01/17-04/30/17	\$12,797.73	(\$383.94)	\$131.81	\$0.00	\$13,049.86	\$7,370.26	\$5,679.60	\$13,049.86
6/26/2017	06/01/17-06/30/17	\$32,929.77	(\$1,481.84)	\$344.12	\$0.00	\$34,067.49	\$19,240.54	\$14,826.95	\$34,067.49
7/19/2017	INTEREST	\$0.00	\$0.00	\$0.00	\$37.56	\$37.56	\$37.56	\$0.00	\$37.56
TOTAL		\$1,533,361.65	\$53,839.83	\$14,795.22	\$170.92	\$1,464,897.52	\$827,357.15	\$637,540.37	\$1,464,897.52

Assessed on Roll:

Gross Collected 100.00%

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
O & M	\$866,007.79	56.4777%	\$827,357.15	(\$827,357.15)	\$0.00
2016 DEBT SERVICE	\$667,353.86	43.5223%	\$637,540.37	(\$637,540.37)	(\$0.00)
TOTAL	\$1,533,361.65	100.00%	\$1,464,897.52	(\$1,464,897.52)	(\$0.00)

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
4/24/2017	2075	\$13,824.75
5/12/2017	2084	\$5,690.36
6/28/2017	2112	\$14,826.95
TOTAL		\$637,540.37
Amount due:		(\$0.00)

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
September 30, 2017

	<u>Governmental Fund Types</u>			<u>Total</u>
	<u>General</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Governmental Funds</u>
ASSETS:				
Cash	\$52,374	---	---	\$52,374
Petty Cash	\$500	---	---	\$500
Investment - State Board -Excess Funds	\$153,077	---	---	\$153,077
Investment - State Board - Cap Reserve	\$60,940	---	---	\$60,940
<i>Investments:</i>				
<i>Series 2016A</i>				
Reserve A	---	\$318,515	---	\$318,515
Revenue A	---	\$451,383	---	\$451,383
Interest A	---	\$16	---	\$16
Prepaid Expenses	\$24,707	---	---	\$24,707
Electric Deposits	\$4,821	---	---	\$4,821
TOTAL ASSETS	<u>\$296,418</u>	<u>\$769,914</u>	<u>\$0</u>	<u>\$1,066,332</u>
LIABILITIES:				
Accounts Payable	\$7,660	---	---	\$7,660
TOTAL LIABILITIES	<u>\$7,660</u>	<u>\$0</u>	<u>\$0</u>	<u>\$7,660</u>
FUND BALANCES:				
<i>Nonspendable:</i>				
Prepaid Items and Deposits	\$29,528	---	---	\$29,528
<i>Restricted:</i>				
Debt Service	---	\$769,914	---	\$769,914
Capital Reserves	\$60,333	---	---	\$60,333
Unassigned	\$198,898	---	---	\$198,898
TOTAL FUND BALANCES	<u>\$288,758</u>	<u>\$769,914</u>	<u>\$0</u>	<u>\$1,058,672</u>
TOTAL LIABILITIES & FUND EQUITY	<u>\$296,418</u>	<u>\$769,914</u>	<u>\$0</u>	<u>\$1,066,332</u>

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	AMENDED BUDGET	PRORATED BUDGET THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Maintenance Assessments	\$822,658	\$822,658	\$827,357	\$4,699
Interest Income	\$0	\$0	\$3,651	\$3,651
TOTAL REVENUES	\$822,658	\$822,658	\$831,008	\$8,350
EXPENDITURES:				
ADMINISTRATIVE:				
Supervisors Fee	\$12,000	\$12,000	\$7,600	\$4,400
FICA Expenses	\$918	\$918	\$581	\$337
Engineering	\$7,500	\$7,500	\$100	\$7,400
Dissemination	\$2,500	\$2,500	\$2,500	\$0
Attorney	\$20,000	\$20,000	\$8,813	\$11,187
Annual Audit	\$5,100	\$5,100	\$5,250	(\$150)
Trustee Fees	\$10,500	\$10,500	\$6,750	\$3,750
Management Fees	\$47,950	\$47,950	\$47,950	\$0
Computer Time	\$1,000	\$1,000	\$1,000	\$0
Telephone	\$150	\$150	\$33	\$117
Postage	\$500	\$500	\$309	\$191
Printing & Binding	\$1,000	\$1,000	\$886	\$114
Rentals & Leases	\$2,400	\$2,400	\$2,400	\$0
Insurance	\$24,885	\$24,885	\$24,365	\$521
Legal Advertising	\$750	\$750	\$405	\$345
Other Current Charges	\$500	\$500	\$547	(\$48)
Office Supplies	\$250	\$250	\$194	\$56
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$138,078	\$138,078	\$109,858	\$28,220
Maintenance				
Repairs and Maintenance	\$0	\$0	\$12,656	(\$12,656)
Landscape Maintenance	\$112,035	\$112,035	\$120,835	(\$8,800)
Landscape-Ficus Fumigation	\$9,000	\$9,000	\$8,800	\$200
Seasonal Landscape Maintenance	\$10,000	\$10,000	\$4,200	\$5,800
Security Service	\$136,000	\$136,000	\$141,588	(\$5,588)
Capital Reserve	\$107,628	\$107,628	\$0	\$107,628
Contingency	\$10,000	\$10,000	\$6,365	\$3,635
Community Web Page	\$3,000	\$3,000	\$3,000	\$0
TOTAL MAINTENANCE	\$387,663	\$387,663	\$297,444	\$90,219
Clubhouse and Other Amenities				
Management Clubhouse	\$115,297	\$115,297	\$117,468	(\$2,171)
Office Supplies	\$500	\$500	\$503	(\$3)
Permit Fees	\$1,000	\$1,000	\$625	\$375
Electricity	\$29,000	\$29,000	\$27,739	\$1,261
Water/Sewer	\$14,300	\$14,300	\$1,938	\$12,362
Telephone/Cable	\$5,000	\$5,000	\$5,043	(\$43)
Refuse Service	\$1,400	\$1,400	\$1,350	\$50
Landscape Maintenance	\$31,360	\$31,360	\$31,360	\$0
Pool Maintenance	\$20,700	\$20,700	\$20,450	\$250
Pool Repairs	\$5,000	\$5,000	\$0	\$5,000
Repairs and Replacements	\$12,500	\$12,500	\$36,214	(\$23,714)
Janitorial Supplies	\$14,000	\$14,000	\$8,654	\$5,346
Alarm Monitoring & Fire	\$1,914	\$1,914	\$1,981	(\$67)
Pool Monitoring	\$11,347	\$11,347	\$11,452	(\$105)
Fitness Equipment Maintenance	\$1,500	\$1,500	\$1,936	(\$436)
Pest Control	\$600	\$600	\$540	\$60
Special Events	\$1,500	\$1,500	\$2,275	(\$775)
Other Contingency	\$15,000	\$15,000	\$0	\$15,000
Capital Reserves	\$15,000	\$15,000	\$0	\$15,000
TOTAL CLUBHOUSE	\$296,917	\$296,917	\$269,526	\$27,391
TOTAL EXPENDITURES	\$822,658	\$822,658	\$676,828	\$145,830
OTHER SOURCES/(USES):				
Interfund Transfer	\$0	\$0	\$2,440	\$2,440
TOTAL OTHER	\$0	\$0	\$2,440	\$2,440
EXCESS REVENUES (EXPENDITURES)	\$0		\$156,620	
FUND BALANCE - Beginning	\$0		\$132,138	
FUND BALANCE - Ending	\$0		\$288,758	

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND
SERIES 2016A

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending September 30, 2017

	AMENDED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
--	-------------------	--------------------------	------------------------	----------

REVENUES:

Assessments	\$633,986	\$633,986	\$637,540	\$3,554
Interest Income	\$0	\$0	\$3,658	\$3,658
TOTAL REVENUES	\$633,986	\$633,986	\$641,199	\$7,213

EXPENDITURES:

Series 2016A

Interest - 11/1	\$0	\$0	\$0	\$0
Interest - 5/1	\$189,089	\$189,089	\$189,089	(\$0)
Principal - 5/1	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$189,089	\$189,089	\$189,089	(\$0)

EXCESS REVENUES (EXPENDITURES)

	\$444,897		\$452,110	
FUND BALANCE - Beginning	\$0		\$317,804	
FUND BALANCE - Ending	\$444,897		\$769,914	

**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 September 30, 2017

	ADOPTED BUDGET	PRORATED THRU 9/30/17	ACTUAL THRU 9/30/17	VARIANCE
REVENUES:				
Interest Income	\$0	\$0	\$4	\$4
TOTAL REVENUES	\$0	\$0	\$4	\$4
EXPENDITURES:				
Cost of Issuance	\$0	\$0	\$258	(\$258)
TOTAL EXPENDITURES	\$0	\$0	\$258	(\$258)
OTHER SOURCES/(USES)				
Interfund Transfers	\$0	\$0	(\$2,440)	(\$2,440)
TOTAL OTHER/(USES)	\$0	\$0	(\$2,440)	(\$2,440)
EXCESS REVENUES (EXPENDITURES)	\$0		(\$2,695)	
FUND BALANCE - Beginning			\$2,695	
FUND BALANCE - Ending			<u>\$0</u>	