



South Kendall Community Development District

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Jesus Hernandez, Chairman

Sergio Valdes, Vice Chairman

Betty Fayad, Assistant Secretary

Ernesto Frye, Assistant Secretary

December 19, 2019



South Kendall

Community Development District

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

December 12, 2019

Board of Supervisors
South Kendall
Community Development District

Dear Board Members:

A **special** meeting of the Board of Supervisors of the **South Kendall Community Development District** will be held on **December 19, 2019 at 11:30 a.m. at the Tuscany Village Clubhouse, 12801 SW 133 Terrace, Miami, Florida 33186**. Following is the advance agenda:

1. Roll Call
2. Organizational Matters
 - A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #3 - 11/2020)
 - B. Oath of Office for Newly Appointed Supervisors
 - C. Election of Officers
3. Approval of Minutes of the October 25, 2019 Meeting
4. Staff Reports
 - A. Attorney
 - B. Engineer
 - C. Club
 - D. Manager
5. Financial Reports
 - A. Approval of Check Run Summary
 - B. Balance Sheet and Income Statement
6. Supervisors Requests and Audience Comments
7. 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 25, 2019 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
Ernesto Frye	Assistant Secretary

Also present were:

Luis Hernandez	District Manager
Ginger Wald	District Counsel
Yamilex Ortega	Club Manager

FIRST ORDER OF BUSINESS

Roll Call

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

SECOND ORDER OF BUSINESS

Organizational Matters

- A. Consideration of Appointment of Supervisor to Unexpired Term of Office (Seat #3 - 11/2020)
- B. Oath of Office for Newly Appointed Supervisors
- C. Election of Officers

These items were tabled until a future meeting.

THIRD ORDER OF BUSINESS

Approval of Minutes of the August 23, 2019 Meeting

Mr. Luis Hernandez: Moving forward to Item #3, we have Approval of Minutes of the August 23, 2019 Meeting. This would be the time to make 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 Mr. Jesus Hernandez with all in favor the Minutes of the August 23, 2019 Meeting were approved.
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FOURTH ORDER OF BUSINESS**Ratification of Small Project Agreement with Ortiz Construction Services, Inc. for Sidewalk Repairs**

Mr. Luis Hernandez: Moving forward, next we have Ratification of Small Project Agreement with Ortiz Construction Services, Inc. for Sidewalk Repairs. The part I do want to indicate is that this agreement was approved at the last meeting, although since then, additional repairs have been undertaken and instead of entering into further agreements, the vendor has agreed to provide the same cost per linear feet and the District is just correcting all of the problems that we have. The main concern is with any areas where there may be hazardous conditions. With that being said, unless anyone has any questions, ratification of the small project agreement would be in order.

On MOTION by Mr. Valdes seconded by Ms. Fayad with all in favor the small project agreement with Ortiz Construction Services, Inc. for sidewalk repairs was ratified.

FIFTH ORDER OF BUSINESS**Ratification of Termination of Pool and Fountain Service Agreement with Miami Pool Tech, Inc.**

Mr. Luis Hernandez: Moving forward, trying not to go into further details, but if any Supervisors have any further questions I will be happy to answer those questions, and at this point I need to present a letter that was sent regarding the pool and fountain services agreement with Miami Pool Tech, Inc. I believe at this point all of the Supervisors are aware of the issues and concerns the District had at the time, and at this point it would be appropriate for the Board to ratify the termination letter that was sent to this company on October 1, 2019.

On MOTION by Ms. Fayad seconded by Mr. Jesus Hernandez with all in favor the termination letter to Miami Pool Tech, Inc. for the pool and fountain services agreement was ratified.

SIXTH ORDER OF BUSINESS**Consideration of Pool and Fountain Maintenance Service Agreement with McGrath Pools, Inc.**

Mr. Luis Hernandez: At the same time, we have Consideration of Pool and Fountain Maintenance Service Agreement with McGrath Pools, Inc. and unless anyone has any questions, I would just need a motion to approve that. Yamilex, what you are passing out, is it the same agreement or is for additional work that needs to be done?

Ms. Ortega: No. A at the top is the monthly service and B is for the small pool, and C is for the big pool. These are the requirements that the state requires us to have, which we do not have right now. Then, there is one for the clubhouse pool and the kiddie pool. All of this needs to be done as per the state requirements.

Ms. Wald: Let's do one thing at a time. Let's first talk about the service agreement.

Mr. Luis Hernandez: Yes, because the service agreement may be affected.

Ms. Wald: I had prepared in advance a service agreement. Under Section 2, compensation, I want to make sure it is correct, that the compensation amount is \$1,480 beginning October 1st and for the three months of October, November, and December.

Mr. Valdes: Correct.

Ms. Wald: And thereafter it is \$1,880 starting January 1, 2020. Other than that, it is exactly the same agreement we had with the prior company.

Mr. Luis Hernandez: With that being said, let's move step-by-step, and the first action would be for the Board to consider the pool and fountain maintenance service agreement with McGrath Pools, Inc. as described by counsel, and if appropriate a motion to approve the agreement would be in order.

On MOTION by Ms. Fayad seconded by Mr. Jesus Hernandez with all in favor the pool and fountain maintenance service agreement with McGrath Pools, Inc. was approved.

Mr. Luis Hernandez: Now let's move on with the others. We have repairs for an amount of \$1,080? Let's quantify them all and then the Board can decide whether they want to have them or not. The second one is repairs, as well. That one is an amount of \$1,480. Then, there is one for repairs of equipment with a total amount is \$1,427. Then, we have one for \$754, and the last one is for \$59. So, at this point, there are two ways to do this. We could spread things around, but that makes things more difficult, or we could bite the bullet and get them all done at once so we don't have any problems with the pool. My recommendation if the Board believes this is a reasonable proposal, is to authorize the District to get all of the repairs done so all of the pools will be functioning at their best. By approving that, you will be authorizing the five amounts I just read.

Mr. Valdes: They have been here probably for about a month now, and they have thoroughly checked to make sure of everything that is needed. I actually inspected with

them, the elements and some of them have holes, which causes everything to just flush through the system. They had to do an emergency service and empty one of the pools. The pool looks almost new now at this point. So, it would be my suggestion that we move forward. I don't know how much the total amount is?

Mr. Luis Hernandez: It is \$4,800.

Mr. Valdes: Oh. That is not bad at all considering everything. So, I suggest that we move forward because this will put all of the pools up-to-date and it should take care of a lot of the problems in the future. We want to be ready for when summer comes around. That is not that bad, I thought it was going to be a lot more considering some of the things they showed me. The price actually looks pretty reasonable considering. The owner was here, too. They were here probably every single day for about two weeks, monitoring the levels of the water and checking everything. I did ask him to give me everything by this meeting so that we would not have any other things they were going to do so we would have everything and there would be no surprises or excuses at this point.

Mr. Luis Hernandez: So, a motion to authorize the described services for the described amounts would be in order.

On MOTION by Mr. Jesus Hernandez seconded by Ms. Fayad with all in favor the invoices from McGrath Pools, Inc. for various repairs and improvements were approved for a total amount of \$4,800.

SEVENTH ORDER OF BUSINESS

Ratification of Invoices from CBI, Inc. for Vacuum Service to 62 Storm Drainage Basins

Mr. Luis Hernandez: Moving on to the next item from CBI, which is the company we are using for cleaning the District's drainage system. They entered into an agreement with the CDD, first of all. Second, the total amount for the agreement was \$10,500. When they got approximately 60% of the work done, based on the two visits they had made and based on some of the comments they have provided to a member of the community, the District requested them to revise their proposal. What they have presented was a proposal just to vacuum the inlets. As the people were doing the work and the comments they provided to the people from the community, it appears that in addition to the back unit, the inlets need to be jetted, meaning they come in with water and pressure and suck

it out. What we asked them was to give us the price to do it that way, and we were waiting for the final price. Now, they are coming back and saying they already finished. In theory, they came sometime this month to clean, but all they have provided me with so far is the cleanings they provided on August 30th and August 31st. They have not given me anything else yet as to when things will be done in October. Supposedly they claimed in October they were here, but the part that shocks me is I have checked with the security guards and no one has seen them here. So, what I am asking the Board at this point is before we pay this, let's get confirmation from the vendor that the work was done, and let's confirm that the trucks were here.

Ms. Wald: What was originally approved?

Mr. Luis Hernandez: They needed to do it within 30 days.

Ms. Wald: In the July meeting we got a motion approved from the Board to approve the storm drain cleaning with Cliff Berry, Inc. I didn't write the amount.

Mr. Luis Hernandez: The amount is \$10,500.

Ms. Wald: And then they did some extra work?

Mr. Luis Hernandez: No, they didn't do any extra work. When they started doing the cleanup they indicated that something was needed in addition to what was presented in the quote. What we asked them is, what else was needed? They never came back with a number, but now they are saying we didn't give you the number and we already finished the work as it was contracted, meaning only vacuumed. So, we just need to wait until they give us any proof.

Ms. Wald: Have they sent any invoices to you making the demand for the payment of the full contract amount?

Mr. Luis Hernandez: On the 16th, yes. They claimed they sent an invoice, and that was included as part of the agenda. What they are indicating on the invoice is a copy of everything that was quoted on and then the only backup they provided is from August 30th and August 31st. At the same time, I do have emails and proof that at the time they accepted that as of August 31st, they have only done at the most 60% of the community. In the meantime, and also for the Board to know, I contacted the District's engineer to understand the portion that was being discussed. What he told me is often drainage systems only need to be vacuumed. It is not often that you need to pressure-wash them.

When you have rocks getting stuck in the pipes, then that is when you would need to pressure-wash them. I asked them about the price, and they said the price for the vacuum is appropriate and more-or-less what most firms are charging and it would be double the price if we were to try to have both items taking place, which is pressure-washing and vacuuming the pipes.

Mr. Valdes: I guess the concerning part, well, there are two, but the first one is that they were here for the first two days that they came, I did see them, so that would have been the 60%. Since then, I think we can ask the guards, but I haven't seen them. Can they provide you with the dates they came back?

Mr. Luis Hernandez: I talked to them and they said they would send me similar proof to the dispatch tickets they have when they are onsite.

Mr. Valdes: I also spoke to them, and why would they proceed if the inlets or whatever drains themselves were clogged? What is the point in cleaning the section if you have to come back and push all of that out, which rolls into that section, so now you have to clean it again? I have not seen them. I don't want to make a statement saying they were not here, but normally I see things like that. To finish the 40% they would have had to be here another two days. The first time they were here two days, we saw them, but that was the first time, and I haven't seen them since then. Why would they proceed and finish the work when they know they are just doing half of the work because at the end of the day, that is not going to help when you still have to pump everything out? Now we have to go back to the drawing board. If they came, why didn't they look in the pipe the first time when they gave us the estimate and say, Luis, or whoever, we have to clean the entire inlet.

Ms. Wald: Do you have in writing the dispute as to the work that was supposed to be done under the agreement and the full amount that they have only completed 60%, they have not completed 100% of the work that was supposed to be done pursuant to the agreement, and additionally the agreement provides that they are supposed to complete 100% before they are supposed to be paid?

Mr. Luis Hernandez: Yes.

Ms. Wald: My concern is under the prompt payment act, they have submitted the invoice, but we have made the dispute.

Mr. Luis Hernandez: We haven't done it in writing yet. I just had conversations with them over the phone.

Ms. Wald: Let's put it in writing then.

Mr. Luis Hernandez: So, a letter to them informing them what we have discussed.

Ms. Wald: It can be an email. I want something in writing showing they did what they have submitted.

Mr. Luis Hernandez: I already asked them via email to provide me with support that they have finished the work because there are no records on our side.

Ms. Wald: Okay. So, we have made that submittal.

Mr. Valdes: Did they provide us with the dates they came?

Mr. Luis Hernandez: They have not told me that yet. They only said that they did it, so I asked them to let me know the dates and I needed the same reports that they provided for the two previous days.

Mr. Valdes: And another question would be if you talked to one of the Board members about the fact that the inlets needed to be cleaned, why would you proceed with the rest of the 40% of the work?

Mr. Luis Hernandez: That is another story entirely.

Ms. Wald: Let's stick with what we have in regards to the contract. They don't even provide that information on the invoices.

Mr. Luis Hernandez: No. The invoices only give times and quantities, but it doesn't show what the quantity will be for the total. So, you have estimates and percentages.

Ms. Wald: Yes. This is just time. This is not even saying what they have done.

Mr. Jesus Hernandez: Maybe they have a GPS on their trucks or cars that can be a little more valid?

Ms. Wald: I think it is very simple. What they have provided does not show that the work has been done 100%. The invoice was provided, we are still within the 30 days anyhow, but the invoice was submitted, the dispute was already made by the District's manager as to whether the work was completed. Verbally it sounds like 60%, but there is nothing on the backup that was provided, which are the dispatch tickets from CBI, that shows that the work was completed. Therefore, it is a valid dispute that has been submitted to them, and it is up to Cliff Berry at this point to provide the verification that

100% of the work was done. And then we can proceed that way and that would have to be done showing that 100% of the work was done and inspected. I believe that is also part of the agreement so my recommendation is that as we, if they do show some type of backup is maybe even get the District's engineer to come and do an inspection, especially in the areas you don't think were completed, and make sure it was done before the full payment was made. I believe that is part of the agreement. I don't have it in front of me, but from our standard agreements, that is usually what we have.

Mr. Luis Hernandez: That is correct.

Ms. Wald: That would be my recommendation.

Mr. Luis Hernandez: Then just making everybody aware, we will just hold payments until all of that takes place.

EIGHTH ORDER OF BUSINESS

Staff Reports

A. Attorney

There not being any report, the next item followed.

B. Engineer

There not being any report, the next item followed.

C. Club

There not being any report, the next item followed.

D. Manager

Mr. Luis Hernandez: I don't have anything to report aside from the next meeting will be on December 13th.

Mr. Valdes: Can we have it on the 19th instead?

Ms. Wald: That is a Thursday.

Mr. Luis Hernandez: If that works for everyone I will accommodate that as long as I'm in town. Let me look at my calendar. I shouldn't have a problem.

Ms. Wald: I have a meeting at 10:00 a.m.

Mr. Luis Hernandez: So, December 19th, if we have the meeting maybe at 11:00 a.m. or 11:30 a.m. would be better for you?

Ms. Wald: Yes, 11:30 a.m.

Mr. Luis Hernandez: Does work for everyone? Yes? Then we will advertise December 19th at 11:30 a.m.

Ms. Wald: And we will be cancelling the December 13th meeting.

Mr. Luis Hernandez: Yes.

NINTH 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. You will find those in Section IX. Tab A contains the check run summary, and tab B has the balance sheet and income statement. Unless anyone has any questions, a motion to approve those would be in order at this time.

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

TENTH ORDER OF BUSINESS

Supervisors Requests and Audience Comments

Mr. Luis Hernandez: Are there any Supervisors Requests? Hearing none, I just want to indicate for the record that we have no audience today, so it is not that we are skipping that portion.

ELEVENTH ORDER OF BUSINESS

Adjournment

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

On MOTION by Ms. Fayad seconded by Mr. Frye with all in favor the meeting was adjourned.

Secretary / Assistant Secretary

Chairman / Vice Chairman

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

Check Run Summary

December 19, 2019

<i>Date</i>	<i>Check Numbers</i>	<i>Amount</i>
10/10/2019	2608-2613	\$27,442.00
10/11/2019	2614	\$2,723.65
10/14/2019	2615-2616	\$2,521.79
10/18/2019	2617-2619	\$13,326.17
10/21/2019	2620	\$47,250.00
10/24/2019	2621-2623	\$14,136.27
11/5/2019	2624-2626	\$1,122.15
11/6/2019	2627-2631	\$34,239.82
11/13/2019	2632-2634	\$10,138.21
11/20/2019	2635-2637	\$19,446.90
12/2/2019	2638-2644	\$14,543.07
12/5/2019	2645-2649	\$68,354.33
12/6/2019	2650	\$89.75
<i>Total</i>		<u><u>\$255,334.11</u></u>

CHECK DATE	VEND#	INVOICE DATE	INVOICE INVOICE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/10/19	00032	10/01/19	39052	201910 320-57200-34000		*	3,724.16		
			OCT 19-	SECRETARY SV					
		10/01/19	39052	201910 320-57200-34000		*	2,686.69		
			OCT 19-	CLUBH FACILITY AT					
		10/01/19	39052	201910 320-57200-34000		*	1,787.00		
			OCT 19-	CLUBH FACILITY AT					
		10/01/19	39052	201910 320-57200-34000		*	2,379.92		
			OCT 19-	JANITORIAL SV					
					COURTESY PROPERTY MANAGEMENT, INC.			10,577.77	002608
10/10/19	00013	10/01/19	187	201910 310-51300-34000		*	4,115.75		
			OCT 19-	MGMT FEE					
		10/01/19	187	201910 310-51300-44000		*	200.00		
			OCT 19-	RENT					
		10/01/19	187	201910 310-51300-35100		*	83.33		
			OCT 19-	COMPUTER TIME					
		10/01/19	187	201910 310-51300-31300		*	208.33		
			OCT 19-	DI SSEMI NATION					
		10/01/19	187	201910 310-51300-35101		*	250.00		
			OCT 19-	WEBSITE ADMIN					
		10/01/19	187	201910 310-51300-42000		*	12.15		
			OCT 19-	POSTAGE					
		10/01/19	187	201910 310-51300-42500		*	52.95		
			OCT 19-	COPIES					
					GOVERNMENTAL MANAGEMENT SERVICES			4,922.51	002609
10/10/19	00010	9/30/19	18725	201910 310-51300-32200		*	500.00		
				IN PROGRESS FY19					
					GRAU & ASSOCIATES			500.00	002610
10/10/19	00135	10/01/19	19-04429	201910 320-57200-46200		*	1,550.00		
			OCT 19-	POOL/ FOUNTAIN SV					
					MIAMI POOL TECH, INC.			1,550.00	002611
10/10/19	00110	10/08/19	41407	201910 320-57200-46300		*	125.00		
			OCT 19-	PREV MAINT SV					
					THE FITNESS SOLUTION INC			125.00	002612
10/10/19	00022	10/01/19	20100119	201910 320-53800-46200		*	6,456.04		
			OCT 19-	LANDSCAPE SV					
		10/01/19	20100119	201910 320-57200-46202		*	2,510.68		
			OCT 19-	LANDSCAPE SV					
		10/01/19	20100119	201910 320-53800-46300		*	800.00		
			OCT 19-	SPRINKLER MAINT					
					TONY'S NURSERY & GARDEN			9,766.72	002613
					SKEN SOUTH KENDALL TCESSNA				

CHECK DATE	VEND#	INVOICE DATE	INVOICE NO	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/11/19	00048	10/07/19	54661617	201909 320-57200-43100		*	2,461.75		
				WATER/SEWER 6/28-9/26/19					
		10/07/19	87872712	201909 320-57200-43100		*	261.90		
				WATER/SEWER 7/1-9/26/19					
					MIAMI-DADE WATER AND SEWER DEPART			2,723.65	002614
10/14/19	00032	9/30/19	39060	201909 320-57200-52000		*	1,300.27		
				REIMB PURCHASES					
		9/30/19	39061	201909 320-57200-34000		*	200.00		
				EMERGENCY ABS CLUBH ATTEND					
					COURTESY PROPERTY MANAGEMENT, INC.			1,500.27	002615
10/14/19	00136	10/02/19	543 1996	201909 320-53800-49100		*	1,021.52		
				RUBBER FLOOR MATS					
					FASTSIGNS			1,021.52	002616
10/18/19	00091	10/14/19	27645	201910 320-53800-46000		*	495.00		
				POST TO REPL STOP SIGN					
					ORTIZ CONSTRUCTION SERVICES, INC.			495.00	002617
10/18/19	00110	10/10/19	41111	201910 320-57200-46300		*	318.33		
				PARTS/ DYNAMOXPRO					
					THE FITNESS SOLUTION INC			318.33	002618
10/18/19	00021	10/07/19	9900	201910 320-53800-34500		*	11,844.48		
				OCT 19- SECURITY SV					
		10/07/19	9900	201910 320-53800-34500		*	510.00		
				OCT 19- GOLF CART RENTAL					
		10/07/19	9900	201910 320-53800-34500		*	158.36		
				200 PARKING LOT VIOLATION					
					VESTED SECURITY			12,512.84	002619
10/21/19	00022	10/16/19	20050219	201910 320-53800-61000		*	47,250.00		
				TRIMMING 902 TREES FINAL					
					TONY'S NURSERY & GARDEN			47,250.00	002620
10/24/19	00032	11/01/19	39159	201911 320-57200-34000		*	3,724.16		
				NOV 19- SECRETARY SV					
		11/01/19	39159	201911 320-57200-34000		*	2,686.69		
				NOV 19- CLUBH FACILITY AT					
		11/01/19	39159	201911 320-57200-34000		*	1,787.00		
				NOV 19- CLUBH FACILITY AT					
		11/01/19	39159	201911 320-57200-34000		*	2,379.92		
				NOV 19- JANITORIAL SV					
					COURTESY PROPERTY MANAGEMENT, INC.			10,577.77	002621

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CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
10/24/19	00059	10/03/19	58160	201910 320-57200-46200		*	1,480.00		
			OCT 19- POOL MAINT						
		10/21/19	58161	201910 320-57200-46200		*	1,600.00		
			DRAIN/ PRESSURE CLEAN POOL						
				MCGRATH PROPERTY SERVICES				3,080.00	002622
10/24/19	00124	10/08/19	13108405	201911 320-57200-34500		*	363.00		
			FIRE MONTI 11/1-1/31/20						
		10/08/19	13108406	201911 320-57200-34500		*	115.50		
			MONITORING 11/1-1/31/20						
				PROTECTION1				478.50	002623
11/05/19	00005	9/30/19	158636	201909 310-51300-31500		*	500.00		
			LEGAL SV THRU 9/30/19						
				BILLING, COCHRAN, LYLES, MAURO & RAMSE				500.00	002624
11/05/19	00044	10/20/19	84956006	201911 320-57200-41000		*	315.30		
			TV/INTERNET 10/29-11/28						
		10/28/19	84956006	201911 320-57200-41000		*	131.85		
			INTERNET 11/6-12/5/19						
				COMCAST				447.15	002625
11/05/19	00007	10/01/19	74140	201910 310-51300-54000		*	175.00		
			SPECIAL DISTRICT FEE FY20						
				DEPARTMENT OF ECONOMIC OPPORTUNITY				175.00	002626
11/06/19	00032	11/01/19	39262	201910 320-57200-49400		*	4,628.10		
			HALLOWEEN PARTY						
				COURTESY PROPERTY MANAGEMENT, INC.				4,628.10	002627
11/06/19	00059	10/30/19	58186	201910 320-57200-46201		*	1,480.00		
			DISC POOL FILTER PIPING						
		10/30/19	58187	201910 320-57200-46201		*	1,080.00		
			SATELLITE POOL FILTER PIP						
		10/31/19	58191	201910 320-57200-46201		*	754.00		
			REP POOL SAFETY EQUIPMENT						
		10/31/19	58192	201910 320-57200-46201		*	59.00		
			REPL POOL SAFETY EQUIPM						
		10/31/19	58193	201910 320-57200-46201		*	1,427.00		
			REPL POOL SAFETY EQUIPM						
		11/01/19	58200	201911 320-57200-46200		*	1,480.00		
			NOV 19- POOL MAINT						
				MCGRATH PROPERTY SERVICES				6,280.00	002628
11/20/19	00059	10/30/19	58186	201910 320-57200-46201		V	1,480.00-		
			DISC POOL FILTER PIPING						

SKEN SOUTH KENDALL TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
		10/30/19	58187	201910 320-57200-46201		V	1,080.00-		
				SATELLITE POOL FILTER PIP					
		10/31/19	58191	201910 320-57200-46201		V	754.00-		
				REP POOL SAFETY EQUIPMENT					
		10/31/19	58192	201910 320-57200-46201		V	59.00-		
				REPL POOL SAFETY EQUIPM					
		10/31/19	58193	201910 320-57200-46201		V	1,427.00-		
				REPL POOL SAFETY EQUIPM					
		11/01/19	58200	201911 320-57200-46200		V	1,480.00-		
				NOV 19- POOL MAINT					
				MCGRATH PROPERTY SERVICES				6,280.00-	002628
11/06/19	00091	10/25/19	27656	201910 320-53800-46000		*	19,800.00		
				REPL TRIP HAZARD SIDEWALK					
				ORTIZ CONSTRUCTION SERVICES, INC.				19,800.00	002629
11/06/19	00114	11/01/19	152145B	201911 320-57200-54501		*	45.00		
				NOV 19- INDOOR PEST CONT					
				POWERX				45.00	002630
11/06/19	00022	11/01/19	20110119	201911 320-53800-46200		*	6,456.04		
				NOV 19- LANDSCAPE SV					
		11/01/19	20110119	201911 320-57200-46202		*	2,510.68		
				NOV 19- LANDSCAPE SV					
		11/01/19	20110119	201911 320-53800-46300		*	800.00		
				NOV 19- SPRINKLER REP					
				TONY'S NURSERY & GARDEN				9,766.72	002631
11/13/19	00013	11/01/19	188	201911 310-51300-34000		*	4,115.75		
				NOV 19 - MANAGEMENT FEES					
		11/01/19	188	201911 310-51300-44000		*	200.00		
				NOV 19 - RENT					
		11/01/19	188	201911 310-51300-35100		*	83.33		
				NOV 19 - COMPUTER TIME					
		11/01/19	188	201911 310-51300-31300		*	208.33		
				NOV 19 - DISSEMINATION					
		11/01/19	188	201911 310-51300-35101		*	250.00		
				NOV 19 - WEBSITE ADM					
		11/01/19	188	201911 310-51300-51000		*	15.00		
				NOV 19 - OFFICE SUPPLIES					
		11/01/19	188	201911 310-51300-42000		*	9.20		
				NOV 19 - POSTAGE					
		11/01/19	188	201911 310-51300-42500		*	66.60		
				NOV 19 - COPIES					
				GOVERNMENTAL MANAGEMENT SERVICES				4,948.21	002632

SKEN SOUTH KENDALL TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE CE	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
11/13/19	00079	10/29/19	3399	201910 320-57200-46100 48 A/C FILTERS	MIAMI A/C FILTERS, INC.	*	390.00	390.00	002633
11/13/19	00091	10/29/19	27660	201910 320-57200-46100 REPAIR BATHROOM CEILING LIGHT		*	1,125.00		
		11/04/19	27666	201911 320-57200-46201 REPAIR POOL PUMP MOTOR		*	275.00		
		11/04/19	27669	201911 320-53800-46000 REMOVE 2/REPLACE 3 SDWLKS	ORTIZ CONSTRUCTION SERVICES, INC.	*	3,400.00	4,800.00	002634
11/20/19	00032	11/11/19	39346	201911 320-57200-52000 REIMBURSE PURCHASES	COURTESY PROPERTY MANAGEMENT, INC.	*	852.78	852.78	002635
11/20/19	00021	11/04/19	9960	201911 320-53800-34500 NOV 19 - SECURITY SVC		*	11,080.32		
		11/04/19	9960	201911 320-53800-34500 SEC SV - DAYLIGHT SVING		*	15.92		
		11/04/19	9960	201911 320-53800-34500 11/28 HOLIDAY SECURITY SV		*	573.12		
		11/04/19	9960	201911 320-53800-34500 10/30 SECURITY SV SPECIAL		*	71.64		
		11/04/19	9960	201911 320-53800-34500 10/31 SECURITY SV SPECIAL	VESTED SECURITY	*	573.12	12,314.12	002636
11/20/19	00059	10/30/19	58186	201910 320-57200-46201 DISC POOL FILTER PIPING		*	1,480.00		
		10/30/19	58187	201910 320-57200-46201 SATELLITE POOL FILTER PIP		*	1,080.00		
		10/31/19	58191	201910 320-57200-46201 REP POOL SAFETY EQUIPMENT		*	754.00		
		10/31/19	58192	201910 320-57200-46201 REPL POOL SAFETY EQUIPM		*	59.00		
		10/31/19	58193	201910 320-57200-46201 REPL POOL SAFETY EQUIPM		*	1,427.00		
		11/01/19	58200	201911 320-57200-46200 NOV 19- POOL MAINT	MCGRATH PROPERTY SERVICES	*	1,480.00	6,280.00	002637
12/02/19	00005	10/31/19	159235	201910 310-51300-31500 LEGAL SVC THRU 10/31/19	BILLING, COCHRAN, LYLES, MAURO & RAMSE	*	1,800.00	1,800.00	002638

SKEN SOUTH KENDALL TCESSNA

CHECK DATE	VEND#	INVOICE DATE	INVOICE NUMBER	EXPENSED TO YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	CHECK AMOUNT	CHECK #
12/02/19	00044	11/20/19	84956006	201912 320-57200-41000 TV/INTERNET 11/29-12/28	COMCAST	*	315.30		
								315.30	002639
12/02/19	00032	12/01/19	39260	201912 320-57200-34000 SECRETARY SVCS		*	3,724.16		
		12/01/19	39260	201912 320-57200-34000 CLUBHOUSE FACILITY AT		*	2,686.69		
		12/01/19	39260	201912 320-57200-34000 CLUBHOUSE FACILITY AT		*	1,787.00		
		12/01/19	39260	201912 320-57200-34000 JANITORIAL SVCS		*	2,379.92		
					COURTESY PROPERTY MANAGEMENT, INC.			10,577.77	002640
12/02/19	00091	11/18/19	27692	201911 320-53800-46000 CLEAN PAVERS		*	1,850.00		
					ORTIZ CONSTRUCTION SERVICES, INC.			1,850.00	002641
12/02/19	00114	12/01/19	153412B	201912 320-57200-54501 INDOOR PEST CONTROL		*	45.00		
					POWERX			45.00	002642
12/02/19	00110	11/20/19	41857	201911 320-57200-46300 NOV 19 - PREVENTIVE MAINT		*	125.00		
					THE FITNESS SOLUTION INC			125.00	002643
12/02/19	00022	12/01/19	20120119	201912 320-53800-46200 DEC 19 - LANDSCAPE SV		*	6,456.04		
		12/01/19	20120119	201912 320-57200-46202 DEC 19 - LANDSCAPE SV		*	2,510.68		
		12/01/19	20120119	201912 320-53800-46300 DEC 19 - SPRINKLER MAINT		*	800.00		
					TONY'S NURSERY & GARDEN			9,766.72	002644
12/05/19	00044	11/28/19	84956006	201912 320-57200-41000 INTERNET 12/6-1/5/20		*	131.85		
					COMCAST			131.85	002645
12/05/19	00032	12/02/19	39435	201911 320-57200-52000 REIMB OP SUPPLIES		*	1,757.70		
					COURTESY PROPERTY MANAGEMENT, INC.			1,757.70	002646
12/05/19	00013	12/01/19	189	201912 310-51300-34000 DEC 19- MGMT FEE		*	4,115.75		
		12/01/19	189	201912 310-51300-44000 DEC 19- RENT		*	200.00		
					SKEN SOUTH KENDALL TCESSNA				

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
November 30, 2019

	Governmental Fund Types		Total
	General	Debt Service	Governmental Funds
<u>ASSETS:</u>			
Cash	\$121,405	---	\$121,405
Petty Cash	\$500	---	\$500
Due from other Funds	---	\$51,229	\$51,229
Investments:			
State Board - Excess Funds	\$142,205	---	\$142,205
State Board - Capital Reserve	\$76,132	---	\$76,132
Series 2016A			
Reserve A	---	\$330,893	\$330,893
Revenue A	---	\$38,346	\$38,346
Interest A	---	\$57	\$57
Principal A	---	\$121	\$121
Electric Deposits	\$4,821	---	\$4,821
TOTAL ASSETS	\$345,063	\$420,645	\$765,708
<u>LIABILITIES:</u>			
Accounts Payable	\$3,575	---	\$3,575
Due to Other Funds	\$51,229	---	\$51,229
TOTAL LIABILITIES	\$54,803	\$0	\$54,803
<u>FUND BALANCES:</u>			
Nonspendable:			
Prepaid Items and Deposits	\$4,821	---	\$4,821
Assigned			
Debt Service	---	\$420,645	\$420,645
General Fund	\$76,132	---	\$76,132
Unassigned	\$209,307	---	\$209,307
TOTAL FUND BALANCES	\$290,260	\$420,645	\$710,905
TOTAL LIABILITIES & FUND BALANCES	\$345,063	\$420,645	\$765,708

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/2019	ACTUAL THRU 11/30/2019	VARIANCE
<u>REVENUES:</u>				
Maintenance Assessments	\$853,060	\$68,931	\$68,931	\$0
Interest Income	\$6,000	\$1,000	\$839	(\$161)
TOTAL REVENUES	\$859,060	\$69,931	\$69,769	(\$161)
<u>EXPENDITURES:</u>				
<u>Administrative</u>				
Supervisors Fee	\$5,000	\$800	\$800	\$0
FICA Expenses	\$383	\$61	\$61	\$0
Engineering	\$7,500	\$1,250	\$0	\$1,250
Dissemination	\$2,500	\$417	\$417	\$0
Attorney	\$20,000	\$3,333	\$1,800	\$1,533
Annual Audit	\$6,000	\$500	\$500	\$0
Trustee Fees	\$3,250	\$0	\$0	\$0
Management Fees	\$49,389	\$8,232	\$8,232	\$0
Computer Time	\$1,000	\$167	\$167	\$0
Community Web Page	\$3,000	\$500	\$500	\$0
Telephone	\$150	\$25	\$0	\$25
Postage	\$500	\$83	\$21	\$62
Printing & Binding	\$1,250	\$208	\$120	\$89
Rentals & Leases	\$2,400	\$400	\$400	\$0
Insurance	\$24,672	\$24,672	\$25,216	(\$544)
Legal Advertising	\$750	\$125	\$0	\$125
Other Current Charges	\$750	\$125	\$68	\$57
Office Supplies	\$250	\$42	\$15	\$27
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
TOTAL ADMINISTRATIVE	\$128,919	\$41,115	\$38,491	\$2,624
<u>Maintenance</u>				
Security Service	\$159,600	\$26,600	\$24,827	\$1,773
Landscape Maintenance	\$83,928	\$13,988	\$12,912	\$1,076
Landscape-Ficus Fumigation	\$9,000	\$0	\$0	\$0
Seasonal Landscape Maintenance	\$36,000	\$0	\$0	\$0
Tree Trimming	\$30,000	\$30,000	\$47,250	(\$17,250)
Repairs and Maintenance	\$15,000	\$15,000	\$25,545	(\$10,545)
Sprinkler Repairs and Maintenance	\$12,000	\$2,000	\$1,600	\$400
Contingency	\$5,175	\$863	\$0	\$863
Capital Reserve	\$58,222	\$0	\$0	\$0
TOTAL MAINTENANCE	\$408,925	\$88,451	\$112,134	(\$23,684)

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

GENERAL FUND

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 11/30/2019	ACTUAL THRU 11/30/2019	VARIANCE
<u>Clubhouse and Other Amenities</u>				
Management Clubhouse	\$130,218	\$21,703	\$21,156	\$547
Alarm Monitoring & Fire	\$2,021	\$505	\$479	\$27
Electricity	\$25,000	\$4,167	\$3,258	\$908
Water/Sewer	\$8,000	\$0	\$0	\$0
Telephone/Cable	\$5,760	\$960	\$894	\$66
Refuse Service	\$1,428	\$1,428	\$1,488	(\$60)
Landscape Maintenance	\$37,639	\$5,791	\$5,021	\$769
Pool Maintenance	\$21,600	\$3,600	\$4,510	(\$910)
Pool Repairs	\$10,000	\$1,667	\$6,675	(\$5,008)
Repairs and Replacements	\$30,000	\$5,000	\$1,515	\$3,485
Janitorial Supplies	\$14,000	\$2,333	\$2,610	(\$277)
Fitness Equipment Maintenance	\$1,500	\$250	\$568	(\$318)
Pest Control	\$540	\$90	\$90	\$0
Office Supplies	\$1,000	\$167	\$0	\$167
Special Events	\$7,500	\$4,628	\$4,628	\$0
Permit Fees	\$1,000	\$0	\$0	\$0
Other Contingency	\$17,010	\$2,835	\$0	\$2,835
Capital Reserves	\$7,000	\$0	\$0	\$0
TOTAL CLUBHOUSE AND OTHER AMENITIES	\$321,216	\$55,123	\$52,893	\$2,231
TOTAL EXPENDITURES	\$859,060	\$184,688	\$203,518	(\$18,829)
Excess (deficiency) of revenues Over (under) expenditures	\$0	(\$114,758)	(\$133,748)	(\$18,990)
Net change in fund balance	\$0	(\$114,758)	(\$133,748)	(\$18,990)
FUND BALANCE - Beginning	\$0		\$424,009	
FUND BALANCE - Ending	\$0		\$290,260	

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

DEBT SERVICE FUND - SERIES 2016A

Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending November 30, 2019

<u>DESCRIPTION</u>	<u>ADOPTED BUDGET</u>	<u>PRORATED BUDGET THRU 11/30/2019</u>	<u>ACTUAL THRU 11/30/2019</u>	<u>VARIANCE</u>
<u>REVENUES:</u>				
Assessments	\$633,986	\$51,229	\$51,229	\$0
Interest Income	\$4,000	\$667	\$2,619	\$1,952
TOTAL REVENUES	<u>\$637,986</u>	<u>\$51,895</u>	<u>\$53,848</u>	<u>\$1,952</u>
<u>EXPENDITURES:</u>				
<u>Series 2016A</u>				
Interest - 11/1	\$153,794	\$153,794	\$153,794	\$0
Principal - 11/01	\$325,000	\$325,000	\$325,000	\$0
Interest - 5/1	\$150,544	\$0	\$0	\$0
TOTAL EXPENDITURES	<u>\$629,338</u>	<u>\$478,794</u>	<u>\$478,794</u>	<u>\$0</u>
Excess (deficiency) of revenues Over (under) expenditures	<u>\$8,649</u>	<u>(\$426,899)</u>	<u>(\$424,946)</u>	<u>\$1,952</u>
Net change in fund balance	<u>\$8,649</u>	<u>(\$426,899)</u>	<u>(\$424,946)</u>	<u>\$1,952</u>
FUND BALANCE - Beginning	\$514,758		\$845,591	
FUND BALANCE - Ending	<u>\$523,406</u>		<u>\$420,645</u>	

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT

Long Term Debt Report
FY 2020

Series 2016, Special Assessment Refunding Bonds		
Interest Rate:	Varies	
Maturity Date:	11/1/2040	
Reserve Fund Requirement:		
Bonds outstanding - 9/30/2018		\$8,495,000.00
Less:	November 1, 2019 (Mandatory)	(\$325,000.00)
Current Bonds Outstanding		\$8,170,000.00

SOUTH KENDALL
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts Schedule
Fiscal Year 2020

GROSS LEVY	\$ 897,957.79	\$ 667,353.86	\$ 1,565,311.65
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ASSESSED THROUGH MIAMI-DADE COUNTY

RECEIPT DATE	DESCRIPTION	GROSS LEVY AMOUNT	DISCOUNT/ (PENALTIES)	COMMISSIONS	INTEREST	NET RECEIPTS AMOUNT	GENERAL FUND O&M	DEBT SERVICE SERIES 2016	TOTAL
11/14/2019	10/31/2015	\$10,894.62	\$497.34	\$103.98	\$0.00	\$10,293.30	\$5,904.86	\$4,388.44	\$10,293.30
11/18/2019	11/1-11/8/19	\$74,692.14	\$2,987.68	\$717.04	\$0.00	\$70,987.42	\$40,722.69	\$30,264.73	\$70,987.42
11/27/2019	11/9-11/14/19	\$40,907.31	\$1,636.29	\$392.70	\$0.00	\$38,878.32	\$22,302.96	\$16,575.36	\$38,878.32
TOTAL		\$126,494.07	\$5,121.31	\$1,213.72	\$0.00	\$120,159.04	\$68,930.52	\$51,228.52	\$120,159.04

Assessed on Roll:

Gross Collected	8.08%	8.08%	8.08%
Gross Outstanding	\$825,393.11	\$613,424.47	\$1,438,817.58

	GROSS AMOUNT ASSESSED	PERCENTAGE	ASSESSMENTS COLLECTED	ASSESSMENTS TRANSFERRED	AMOUNT TO BE TFR.
GENERAL FUND	\$897,957.79	57.3661%	\$68,930.52	(\$68,930.52)	\$0.00
DS SERIES 2016	\$667,353.86	42.6339%	\$51,228.52	\$0.00	\$51,228.52
TOTAL	\$1,565,311.65	100.00%	\$120,159.04	(\$68,930.52)	\$51,228.52

\$51,228.52	V#126 001.300.20700.10100
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TRANSFERS TO DEBT SERVICE FUND:

<u>DATE</u>	<u>CHECK #</u>	<u>2016 AMOUNT</u>
TOTAL		\$0.00

Amount to be transferred:	\$51,228.52
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