South Kendall

Community Development District

Unaudited Financial Reporting

March 31, 2025

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South Kendall

Community Development District

Combined Balance Sheet

March 31, 2025

	General Fund	*Debt Service Fund*	*Totals Governmental Funds*
Assets:			
Cash:			
Operating Account	$ 145,666	$ -	$ 145,666
Investments:			
State Board - Excess Funds	454,272	-	454,272
State Board - Capital Reserve	10,028	-	10,028
Series 2016			-
Reserve	-	374,551	374,551
Revenue	-	764,389	764,389
Interest	-	159	159
Principal	-	418	418
Deposits	4,821	-	4,821
Total Assets	**$ 614,787**	**$ 1,147,197**	**$ 1,761,984**
Liabilities:			
Accrued Expenses	$ -	$ -	$ -
Total Liabilites	**$ -**	**$ -**	**$ -**
Fund Balance:			
Nonspendable:			
Deposits	$ 4,821	$ -	$ 4,821
Restricted for:			
Debt Service	-	1,147,197	1,147,197
Assigned for:			
Capital Reserves	10,028	-	10,028
Unassigned	599,938	-	599,938
Total Fund Balances	**$ 614,787**	**$ 1,147,197**	**$ 1,761,984**
Total Liabilities & Fund Balance	$ 614,787	$ 1,147,197	$ 1,761,984

South Kendall

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Revenues:				
Special Assessments - Tax Roll	$ 996,809	$ 959,563	$ 959,563	$ -
Interest Income	10,000	5,000	7,634	2,634
Total Revenues	**$ 1,006,809**	**$ 964,563**	**$967,197**	**$ 2,634**
Expenditures:				
General & Administrative:				
Supervisor Fees	$ 5,000	$ 2,000	$ 1,600	$ 400
PR-FICA	383	153	122	31
Engineering	5,000	2,500	280	2,220
Attorney	18,000	9,000	3,035	5,965
Annual Audit	4,200	4,200	3,600	600
Arbitrage Rebate	550	-	-	-
Dissemination Agent	2,575	1,288	1,287	0
Trustee Fees	3,250	3,250	3,250	-
Management Fees	56,085	28,042	28,043	(0)
Computer Time	1,030	515	515	0
Website Maintenance	3,000	1,500	1,500	-
Telephone	150	75	-	75
Postage & Delivery	500	250	358	(108)
Insurance General Liability	10,208	10,208	9,930	278
Rental & Leases	2,400	1,200	1,200	-
Printing & Binding	250	125	85	40
Legal Advertising	750	375	-	375
Other Current Charges	750	375	464	(89)
Office Supplies	250	125	-	125
Dues, Licenses & Subscriptions	175	88	175	(88)
Total General & Administrative	**$ 114,505**	**$ 65,268**	**$ 55,445**	**$ 9,823**
Operations & Maintenance				
Maintenance Expenditures				
Security Service	$ 198,000	$ 99,000	$ 85,204	$ 13,796
Golf Carts	12,000	6,000	2,550	3,450
Landscape Maintenance	101,265	53,632	53,632	-
Landscape-Ficus Fumigation	9,000	9,000	8,750	250
Landscape Maintenance - Replacement	20,000	20,000	20,625	(625)
Seasonal Landscape Maintenance	36,000	79,410	79,410	-
Tree Trimming	135,000	67,500	19,464	48,036
Repairs and Maintenance	50,000	25,000	7,160	17,840
Sprinkler Repairs and Maintenance	12,000	-	-	-
Stormwater Drainage Cleaning	26,000	13,000	-	13,000
Holiday Décor	7,796	-	-	-
Contingency	4,805	2,403	-	2,403
Subtotal Maintenance Expenditures	**$ 611,865**	**$ 374,945**	**$ 276,796**	**$ 98,149**

South Kendall

Community Development District

General Fund

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budget Thru 03/31/25	Actual Thru 03/31/25	Variance
Clubhouse and Amenities Expenditures				
Management Clubhouse	$ 156,928	$ 78,464	$ 77,188	$ 1,276
Alarm Monitoring & Fire	2,627	1,314	716	598
Telephone/Cable	7,500	3,750	3,844	(94)
Electricity	22,000	11,000	9,495	1,505
Water/Sewer	8,000	4,000	1,873	2,127
Property Insurance	25,436	25,436	25,000	436
Refuse Service	1,800	1,800	2,145	(345)
Repairs and Replacements	33,330	16,665	8,680	7,985
Pool Maintenance	22,200	11,100	7,790	3,310
Pool Repairs	15,000	7,500	2,513	4,987
Landscape Maintenance	39,381	19,690	19,690	-
Fitness Equipment Maintenance	3,500	1,750	1,937	(187)
Other Contingency	20,000	10,000	927	9,073
Special Events	5,000	2,577	2,577	-
Janitorial Supplies	16,000	8,000	7,267	733
Permit Fees	1,000	-	-	-
Pest Control	588	294	292	2
Subtotal Clubhouse and Amenity Expenditures	**$ 380,290**	**$ 203,340**	**$ 171,935**	**$ 31,405**
Total Operations & Maintenance	**$ 992,155**	**$ 578,285**	**$ 448,731**	**$ 129,554**
Total Expenditures	**$ 1,106,660**	**$ 643,553**	**$ 504,176**	**$ 139,377**
Excess (Deficiency) of Revenues over Expenditures	$ (99,851)	$ 321,010	$ 463,021	$ 142,011
Net Change in Fund Balance	**$ (99,851)**	**$ 321,010**	**$ 463,021**	**$ 142,011**
Fund Balance - Beginning	$ 99,851		$ 151,766	
Fund Balance - Ending	$ -		$ 614,787	

South Kendall

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending March 31, 2025

	Adopted Budget	Prorated Budge Thru 03/31/25	Actual Thru 03/31/25	Variance
<u>Revenues:</u>				
Special Assessments - Tax Roll	$ 633,986	$ 609,148	$ 609,148	$ -
Interest Income	15,000	7,500	17,637	10,137
Total Revenues	**$ 648,986**	**$ 616,648**	**$626,785**	**$ 10,137**
<u>Expenditures:</u>				
Interest - 11/1	134,975	134,975	$ 134,975	-
Principal - 11/01	355,000	355,000	355,000	-
Interest - 5/1	130,094	-	-	-
Total Expenditures	**$ 620,069**	**$ 489,975**	**$ 489,975**	**$ -**
Excess (Deficiency) of Revenues over Expenditures	$ 28,917	$ 126,673	$ 136,810	$ 10,137
Net Change in Fund Balance	**$ 28,917**	**$ 126,673**	**$ 136,810**	**$ 10,137**
Fund Balance - Beginning	$ 652,264		$ 1,010,387	
Fund Balance - Ending	$ 681,181		$ 1,147,197	

South Kendall

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Revenues:													
Special Assessments - Tax Roll	$ -	$ 119,100	$ 788,669	$ 21,105	$ 17,574	$ 13,115	$ -	$ -	$ -	$ -	$ -	$ -	$ 959,563
Interest Income	304	68	1,903	2,917	2,442	-	-	-	-	-	-	-	7,634
Total Revenues	**$ 304**	**$ 119,168**	**$ 790,573**	**$ 24,023**	**$ 20,015**	**$ 13,115**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 967,197**
Expenditures:													
General & Administrative:													
Supervisor Fees	$ -	$ -	$ 800	$ -	$ -	$ 800	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,600
PR-FICA	-	-	61	-	-	61	-	-	-	-	-	-	122
Engineering	-	-	280	-	-	-	-	-	-	-	-	-	280
Attorney	500	500	2,035	-	-	-	-	-	-	-	-	-	3,035
Annual Audit	-	-	3,600	-	-	-	-	-	-	-	-	-	3,600
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	215	215	215	215	215	215	-	-	-	-	-	-	1,287
Trustee Fees	-	-	3,250	-	-	-	-	-	-	-	-	-	3,250
Management Fees	4,674	4,674	4,674	4,674	4,674	4,674	-	-	-	-	-	-	28,043
Computer Time	86	86	86	86	86	86	-	-	-	-	-	-	515
Website Maintenance	250	250	250	250	250	250	-	-	-	-	-	-	1,500
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	10	12	116	19	148	54	-	-	-	-	-	-	358
Insurance General Liability	9,930	-	-	-	-	-	-	-	-	-	-	-	9,930
Rental & Leases	200	200	200	200	200	200	-	-	-	-	-	-	1,200
Printing & Binding	23	-	43	9	4	7	-	-	-	-	-	-	85
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	128	128	69	-	140	-	-	-	-	-	-	-	464
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	**$ 16,190**	**$ 6,064**	**$ 15,677**	**$ 5,452**	**$ 5,716**	**$ 6,346**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 55,445**

South Kendall

Community Development District

Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Operations & Maintenance													
Maintenance Expenditures													
Security Service	$ 16,323	$ 20,597	$ 16,587	$ 16,592	$ 15,106	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 85,204
Golf Carts	510	510	510	510	510	-	-	-	-	-	-	-	2,550
Landscape Maintenance	10,790	7,790	7,790	11,684	7,790	7,790	-	-	-	-	-	-	53,632
Landscape-Ficus Fumigation	-	8,750	-	-	-	-	-	-	-	-	-	-	8,750
Seasonal Landscape Maintenance	-	-	20,625	-	-	-	-	-	-	-	-	-	20,625
Tree Trimming	11,760	-	-	-	67,650	-	-	-	-	-	-	-	79,410
Repairs and Maintenance	1,489	-	5,900	8,575	3,500	-	-	-	-	-	-	-	19,464
Sprinkler Repairs and Maintenance	800	800	2,750	800	1,210	800	-	-	-	-	-	-	7,160
Stormwater Drainage Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Décor	-	-	-	-	-	-	-	-	-	-	-	-	-
Capital Outlay	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	**$ 41,672**	**$ 38,446**	**$ 54,161**	**$ 38,161**	**$ 95,765**	**$ 8,590**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 276,796**
Clubhouse and Amenities Expenditures													
Management Clubhouse	$ 12,865	$ 12,865	$ 12,865	$ 12,865	$ 12,865	$ 12,865	$ -	$ -	$ -	$ -	$ -	$ -	$ 77,188
Alarm Monitoring & Fire	-	716	-	-	-	-	-	-	-	-	-	-	716
Telephone/Cable	635	636	636	645	646	646	-	-	-	-	-	-	3,844
Electricity	1,793	1,818	1,917	1,973	1,993	-	-	-	-	-	-	-	9,495
Water/Sewer	-	-	1,873	-	-	-	-	-	-	-	-	-	1,873
Property Insurance	25,001	-	-	-	-	(1)	-	-	-	-	-	-	25,000
Refuse Service	-	-	2,145	-	-	-	-	-	-	-	-	-	2,145
Repairs and Replacements	1,480	850	600	-	610	5,140	-	-	-	-	-	-	8,680
Pool Maintenance	1,980	1,980	1,980	1,850	-	-	-	-	-	-	-	-	7,790
Pool Repairs	900	-	-	1,613	-	-	-	-	-	-	-	-	2,513
Landscape Maintenance	3,029	3,029	3,029	4,544	3,029	3,029	-	-	-	-	-	-	19,690
Fitness Equipment Maintenance	729	150	150	150	150	609	-	-	-	-	-	-	1,937
Other Contingency	-	-	-	-	-	927	-	-	-	-	-	-	927
Special Events	2,577	-	-	-	-	-	-	-	-	-	-	-	2,577
Janitorial Supplies	1,004	379	2,572	2,311	1,001	-	-	-	-	-	-	-	7,267
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	49	49	49	49	49	49	-	-	-	-	-	-	292
Subtotal Amenity Expenditures	**$ 52,042**	**$ 22,471**	**$ 27,816**	**$ 26,000**	**$ 20,343**	**$ 23,263**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 171,935**
Total Operations & Maintenance	**$ 93,714**	**$ 60,917**	**$ 81,977**	**$ 64,161**	**$ 116,108**	**$ 31,853**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 448,731**
Total Expenditures	**$ 109,904**	**$ 66,981**	**$ 97,654**	**$ 69,613**	**$ 121,824**	**$ 38,199**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 504,176**
Excess (Deficiency) of Revenues over Exper	$ (109,600)	$ 52,187	$ 692,918	$ (45,590)	$ (101,809)	$ (25,085)	$ -	$ -	$ -	$ -	$ -	$ -	$ 463,021
Net Change in Fund Balance	**$ (109,600)**	**$ 52,187**	**$ 692,918**	**$ (45,590)**	**$ (101,809)**	**$ (25,085)**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ -**	**$ 463,021**

South Kendall

Community Development District

Long Term Debt Report

Series 2016, Special Assessment Refunding Bonds		
Bond Issuance:	9/28/2016	$9,095,000
Maturity Date:	11/1/2040	
Reserve Fund Definition	50% of Maximum Annual Debt Service	
Reserve Fund Requirement	$316,993.50	
Reserve Fund Balance	374,550.59	
Term 1:	$3,375,000	
Interest Rate:	2.000%,2.250%, 2.500%, 2.750%, 3.000%, 3250%	
Maturity Date:	11/1/2026	
Term 2:	$2,115,000	
Interest Rate:	4.000%	
Maturity Date:	11/1/2031	
Term 3:	$2,745,000	
Interest Rate:	4.250%	
Maturity Date:	11/1/2036	
Term 4:	$860,000	
Interest Rate:	4.125%	
Maturity Date:	11/1/2040	
Bonds Outstanding:		$9,095,000
Less: Principal Payment - 11/1/17		($280,000)
Less: Principal Payment - 11/1/18		($320,000)
Less: Principal Payment - 11/1/19		($325,000)
Less: Principal Payment - 11/1/20		($330,000)
Less: Principal Payment - 11/1/21		($330,000)
Less: Principal Payment - 11/1/22		($335,000)
Less: Principal Payment - 11/1/23		($350,000)
Less: Principal Payment - 11/1/24		($355,000)
Current Bonds Outstanding		**$6,470,000**

South Kendall

COMMUNITY DEVELOPMENT DISTRICT

Special Assessment Receipts - Miami Dade County

Fiscal Year 2025

Gross Assessments	$ 1,049,274.38	$ 667,353.86	$ 1,716,628.24
Net Assessments	$ 996,810.66	$ 633,986.17	$ 1,630,796.83

ON ROLL ASSESSMENTS

allocation in %	61.12%	38.88%	100.00%

Date	*Distribution*	*Gross Amount*	*Discoumt/ (Penalty)*	*Commission*	*Interest*	*Net Receipts*	*O&M Portion*	*2016 Debt Service*	*Total*
11/25/24	11/01-11/11/24	$ 111,355.12	$ 4,454.18	$ 1,069.01		$ 105,831.93	$ 64,688.87	$ 41,143.06	$ 105,831.93
11/26/24	11/12-11/18/24	93,663.40	3,746.52	899.17		89,017.71	54,411.32	34,606.39	89,017.71
12/04/24	06/01-11/01/24	11,462.07	568.54	108.93	-	10,784.60	6,591.99	4,192.61	10,784.60
12/09/24	11/19-11/30/24	1,310,621.66	52,424.26	12,581.97	-	1,245,615.43	761,371.81	484,243.62	1,245,615.43
12/20/24	12/01-12/13/24	35,520.81	1,304.19	342.17	-	33,874.45	20,705.47	13,168.98	33,874.45
01/10/25	12/14-12/31/24	35,936.72	1,059.15	348.77	-	34,528.80	21,105.43	13,423.37	34,528.80
02/08/29	interest	-	-	-	767.21	767.21	767.21	-	767.21
02/11/29	01/01-01/31/25	28,368.62	595.38	277.74	-	27,495.50	16,806.39	10,689.11	27,495.50
03/07/29	02/01-02/28/25	20,244.98	288.27	199.57	-	19,757.14	12,076.38	7,680.76	19,757.14
03/25/29	interest	-	-	-	1,038.37	1,038.37	1,038.37	-	1,038.37
	TOTAL	**$ 1,647,173.38**	**$ 64,440.49**	**$ 15,827.33**	**$ 1,805.58**	**$ 1,568,711.14**	**$ 959,563.24**	**$ 609,147.90**	**$ 1,568,711.14**