

***South Kendall***  
***Community Development District***

***Adopted Budget***  
***FY 2026***



**Management Services - CDDs, LLC**

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**South Kendall**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
Special Assessments - On Roll	\$ 996,809	\$ 1,011,537	\$ -	\$ 1,011,537	\$ 996,811
Interest income	10,000	7,481	2,519	10,000	10,000
Carry Forward Surplus	99,851	-	99,851	99,851	102,763
<b>TOTAL REVENUES</b>	<b>\$ 1,106,660</b>	<b>\$ 1,019,018</b>	<b>\$ 102,370</b>	<b>\$ 1,121,388</b>	<b>\$ 1,109,574</b>

**EXPENDITURES:**

**Administrative**

Supervisor Fees	\$ 5,000	\$ 2,400	\$ 2,600	\$ 5,000	\$ 5,000
FICA Taxes	383	122	199	321	383
Engineering	5,000	280	1,220	1,500	5,000
Attorney	18,000	7,505	5,495	13,000	16,000
Annual Audit	4,200	3,600	-	3,600	3,700
Arbitrage Rebate	550	-	-	-	550
Dissemination Agent	2,575	1,502	1,073	2,575	2,575
Trustee Fees	3,250	3,465	(215)	3,250	3,250
Management Fees	56,085	37,390	18,695	56,085	56,085
Information Technology	1,030	769	261	1,030	1,030
Website Maintenance	3,000	1,918	1,082	3,000	3,000
Telephone	150	-	-	-	114
Postage & Delivery	500	358	142	500	500
Insurance General Liability	10,208	9,930	-	9,930	10,208
Rental & Leases	2,400	1,600	800	2,400	2,400
Printing & Binding	250	85	15	100	250
Legal Advertising	750	-	750	750	750
Other Current Charges	750	822	(72)	750	750
Office Supplies	250	-	100	100	250
Dues, Licenses & Subscriptions	175	175	-	175	175
<b>Total Administrative</b>	<b>\$ 114,505</b>	<b>\$ 71,921</b>	<b>\$ 32,144</b>	<b>\$ 104,065</b>	<b>\$ 111,969</b>

***Operations & Maintenance***

**Maintenance Expenditures**

Security Service	\$ 198,000	\$ 118,631	\$ 74,369	\$ 193,000	\$ 198,000
Golf Carts	12,000	4,940	4,670	9,610	12,000
Landscape Maintenance	101,265	73,288	27,977	101,265	115,660
Landscape-Ficus Fumigation	9,000	8,750	250	9,000	9,000
Landscape Replacement	20,000	20,625	(625)	20,000	20,000
Seasonal Landscape Maintenance	36,000	14,000	7,000	21,000	20,000
Tree Trimming	135,000	110,000	25,000	135,000	135,000
Repairs and Maintenance	50,000	59,989	(9,989)	50,000	50,000
Sprinkler Repairs and Maintenance	12,000	7,160	4,840	12,000	12,000
Stormwater Drainage Cleaning	26,000	2,320	14,969	17,289	26,000
Holiday Decorations	7,796	7,500	296	7,796	7,796
Contingency	4,805	-	4,805	4,805	3,805
<b>Total Maintenance Expenditures</b>	<b>\$ 611,865</b>	<b>\$ 427,203</b>	<b>\$ 153,561</b>	<b>\$ 580,764</b>	<b>\$ 609,261</b>

**South Kendall**  
**Community Development District**  
**Adopted Budget**  
**General Fund**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b><u>Clubhouse Expenditures</u></b>					
Management Clubhouse	\$ 156,928	\$ 103,409	\$ 52,445	\$ 155,854	\$ 165,793
Alarm Monitoring & Fire	2,627	1,432	1,195	2,627	2,627
Telephone/Cable	7,500	4,801	1,899	6,700	7,500
Electricity	22,000	9,495	9,505	19,000	22,000
Water/Sewer	8,000	1,873	3,127	5,000	6,000
Property Insurance	25,436	25,000	-	25,000	26,250
Refuse Service	1,800	2,145	(345)	1,800	2,400
Repairs and Replacements	33,330	15,776	7,224	23,000	28,007
Pool Maintenance	22,200	21,324	876	22,200	22,200
Pool Repairs	15,000	4,786	6,214	11,000	15,000
Landscape Maintenance	39,381	25,973	8,408	34,381	44,979
Fitness Equipment Maintenance	3,500	2,087	1,413	3,500	3,500
Other Contingency	20,000	927	5,073	6,000	19,500
Special Events	5,000	2,577	923	3,500	5,000
Janitorial Supplies	16,000	7,532	5,468	13,000	16,000
Permit Fees	1,000	-	645	645	1,000
Pest Control	588	392	196	588	588
<b>Total Clubhouse Expenditures</b>	<b>\$ 380,290</b>	<b>\$ 229,529</b>	<b>\$ 104,266</b>	<b>\$ 333,795</b>	<b>\$ 388,344</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 1,106,660</b>	<b>\$ 728,653</b>	<b>\$ 289,972</b>	<b>\$ 1,018,625</b>	<b>\$ 1,109,574</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ -</b>	<b>\$ 290,365</b>	<b>\$ (187,602)</b>	<b>\$ 102,763</b>	<b>\$ -</b>

# South Kendall

## Community Development District

### Non-Ad Valorem Assessments - Operation and Maintenance Comparison 2025-2026

Neighborhood	O&M Units	Bonds Units 2016	Annual Maintenance Assessments		
			FY 2026	FY2025	Increase/ (decrease)
			O&M	O&M	
Townhomes - Phase 1	324	324	<b>\$1,805.98</b>	\$1,805.98	<b>\$0.00</b>
Townhomes - Phase 2	102	102	<b>\$1,805.98</b>	\$1,805.98	<b>\$0.00</b>
Townhomes - Phase 3 & 4	155	155	<b>\$1,805.98</b>	\$1,805.98	<b>\$0.00</b>
Total	581	581			

**South Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**REVENUES**

**Special Assessments-Tax Roll**

The District will levy a Non-Ad Valorem assessment on all sold and platted parcels within the District in order to pay for the operating expenditures during the Fiscal Year.

**Interest**

The District earns interest on the monthly average collected balance for each of their investment accounts.

**Expenditures - Administrative**

**Supervisors Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting in which they attend. The budgeted amount for the fiscal year is based on all supervisors attending 6 meetings.

**FICA Taxes**

Payroll taxes on Board of Supervisor's compensation. The budgeted amount for the fiscal year is calculated at 7.65% of the total Board of Supervisor's payroll expenditures.

**Engineering**

The District's engineer will provide general engineering services to the District, i.e. attendance and preparation for monthly board meetings, review of invoices, and other specifically requested assignments.

**Attorney**

The District's Attorney, will be providing general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research assigned as directed by the Board of Supervisors and the District Manager.

**Annual Audit**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from the previous year engagement plus anticipated increase.

**Dissemination Agent**

The District is required by the Security and Exchange Commission to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

**Trustee Fees**

The District bonds will be held and administered by a Trustee. This represents the trustee annual fee.

**Management Fees**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Management Services-CDDs, LLC. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

**Information Technology**

The District processes all of its financial activities, i.e. accounts payable, financial statements, etc. on a main frame computer leased by Management Services – CDDs, LLC.

**South Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Website Maintenance**

Per Chapter 2014-22, Laws of Florida, all Districts must have a website to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by MS-CDDs, LLC and updated monthly.

**Communication - Telephone**

New internet and Wi-Fi service for Office.

<b>Expenditures - Administrative (continued)</b>
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**Postage and Delivery**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

**Insurance General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with a qualified entity that specializes in providing insurance coverage to governmental agencies. The amount is based upon similar Community Development Districts.

**Rental & Leases**

The District will be charged \$200 per month for office rent from Management Services-CDDs, Inc.

**Printing and Binding**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

**Other Current Charges**

This includes monthly other miscellaneous expenses that incur during the year.

**Office Supplies**

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

**Due, Licenses & Subscriptions**

The District is required to pay an annual fee to the Florida Department of Commerce for \$175.

<b>Expenditures - Field</b>
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**Security Service**

The district has contracted with Vested Security to provide security throughout the District. Includes golf cart for security personnel.

**Landscape Maintenance**

Scheduled maintenance consists of mowing, edging, blowing, applying pest and disease control chemicals to sod. The district has a contract with Tony's Nursery & Garden Svc. Corp. This expenditure is split 72/28 with clubhouse landscape.

**Landscape Ficus Fumigation**

Scheduled fumigation of plants throughout South Kendall Community Development District.

**South Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Seasonal Landscape Maintenance**

Additions and replacements of plants and mulch throughout South Kendall Community Development District

**Tree Trimming**

Trimming of trees throughout South Kendall Community Development District.

**Repairs and Maintenance**

Costs of routine repairs and maintenance of the District's common areas.

**Sprinkler Repairs and Maintenance**

Costs of routine repairs and maintenance of the District's sprinkler system.

**Stormwater Drainage Cleaning**

Annual storm drain cleaning for all storm drains throughout the District.

**Holiday Decorations**

Costs for holiday decorations throughout the district.

**Other Contingencies**

A contingency for any unanticipated and unscheduled cost to the District.

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**Expenditures – Clubhouse**

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**Management Clubhouse**

The district has an agreement with Courtesy Property Management to manage and operate the Clubhouse Amenity Center.

**Alarm Monitoring & Fire**

The district has an agreement with Protection1 for alarm monitoring and fire.

**Telephone/Cable**

Telephone and cable services provided at the clubhouse by Comcast

**Utilities - Electric**

The District has various accounts with FPL for lighting throughout the district.

**Utilities - Water/Sewer**

The District has an account with The Miami-Dade Water and Sewer Department for water.

**Property Insurance**

The District's Property Insurance policy is with Florida Insurance Alliance. They specialize in providing insurance coverage to governmental agencies, it includes flood insurance.

**Refuse Service**

Garbage pickup services provided by Miami Dade County Solid Waste Department.

**Repairs and Replacements**

Costs of routine repairs and replacements of the District's common areas and Clubhouse.

**Pool Maintenance**

The District has a contract with McGrath Property Service to maintain 2 pools and 3 fountains.

**Pool Repairs**

Consists of repairs of swimming pools and fountains

**South Kendall**  
**Community Development District**  
**Budget Narrative**  
**Fiscal Year 2026**

**Landscape Maintenance**

Scheduled maintenance consists of lawn service, fertilization, weed killer for the Main Entrance, Water Fountain area and Clubhouse. The district has a contract with Tony's Nursery & Garden Svc. Corp. This expenditure is split 28/72 with maintenance landscape.

**Fitness Equipment Maintenance and Repairs**

The district has a scheduled maintenance service with The Fitness Solution to maintain the fitness equipment.

**Other Contingency**

Represents an unanticipated cost associated with the operation and maintenance of the District's Clubhouse operations

**Special Events**

Represents estimated cost for the District to host any special events for the community throughout the year.

**Office Supplies**

Consists of mailings to residents and office supplies.

**Janitorial Supplies**

Consists of janitorial supplies provided by Courtesy Property Management.

**Permit Fees**

Represents costs for swimming pool permits.

**Pest Control**

Represents monthly pest control service with PowerX.

**South Kendall**  
**Community Development District**  
**Adopted Budget**  
**Debt Service Series 2016 Special Assessment Refunding Bonds**

Description	Adopted Budget FY2025	Actuals Thru 5/31/25	Projected Next 4 Months	Projected Thru 9/30/25	Adopted Budget FY 2026
<b>REVENUES:</b>					
Special Assessments-On Roll	\$ 633,986	\$ 609,850	\$ 24,136	\$ 633,986	\$ 633,986
Interest Earnings	15,000	15,000	-	15,000	15,000
Carry Forward Surplus <sup>(1)</sup>	652,264	652,264	-	652,264	681,181
<b>TOTAL REVENUES</b>	<b>\$ 1,301,250</b>	<b>\$ 1,277,114</b>	<b>\$ 24,136</b>	<b>\$ 1,301,250</b>	<b>\$ 1,330,167</b>
<b>EXPENDITURES:</b>					
Interest - 11/01	\$ 134,975	\$ 134,975	\$ -	\$ 134,975	\$ 130,094
Principal - 11/01	355,000	355,000	-	355,000	370,000
Interest - 5/01	130,094	130,094	-	130,094	124,544
<b>TOTAL EXPENDITURES</b>	<b>\$ 620,069</b>	<b>\$ 620,069</b>	<b>\$ -</b>	<b>\$ 620,069</b>	<b>\$ 624,638</b>
<b>Other Sources/(Uses)</b>					
Interfund transfer In/(Out)	\$ -	\$ -	\$ -	\$ -	\$ -
<b>TOTAL OTHER SOURCES/(USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 620,069</b>	<b>\$ 620,069</b>	<b>\$ -</b>	<b>\$ 620,069</b>	<b>\$ 624,638</b>
<b>EXCESS REVENUES (EXPENDITURES)</b>	<b>\$ 681,181</b>	<b>\$ 657,045</b>	<b>\$ 24,136</b>	<b>\$ 681,181</b>	<b>\$ 705,530</b>

<sup>(1)</sup> Carry Forward is Net of Reserve Requirement

Interest Due 11/1/26	\$ 124,544
Principal Due 11/1/26	380,000
	<u>\$504,544</u>

**South Kendall**  
**Community Development District**  
**AMORTIZATION SCHEDULE**  
**Debt Service Series 2016 Special Assessment Refunding Bonds**

Period	Outstanding Balance	Coupons	Principal	Interest	Annual Debt Service
11/01/24	\$ 6,825,000	2.750%	\$ 355,000	\$ 134,975	\$ 624,950
05/01/25	\$ 6,470,000	2.750%	\$ -	\$ 130,094	
11/01/25	6,470,000	3.000%	370,000	130,094	630,188
05/01/26	6,100,000	3.000%	-	124,544	
11/01/26	6,100,000	3.250%	380,000	124,544	629,088
05/01/27	5,720,000	3.250%	-	118,369	
11/01/27	5,720,000	4.000%	395,000	118,369	631,738
05/01/28	5,325,000	4.000%	-	110,469	
11/01/28	5,325,000	4.000%	405,000	110,469	625,938
05/01/29	4,920,000	4.000%	-	102,369	
11/01/29	4,920,000	4.000%	420,000	102,369	624,738
05/01/30	4,500,000	4.000%	-	93,969	
11/01/30	4,500,000	4.000%	440,000	93,969	627,938
05/01/31	4,060,000	4.000%	-	85,169	
11/01/31	4,060,000	4.000%	455,000	85,169	625,338
05/01/32	3,605,000	4.250%	-	76,069	
11/01/32	3,605,000	4.250%	470,000	76,069	622,138
05/01/33	3,135,000	4.250%	-	66,081	
11/01/33	3,135,000	4.250%	495,000	66,081	627,163
05/01/34	2,640,000	4.250%	-	55,563	
11/01/34	2,640,000	4.250%	520,000	55,563	631,125
05/01/35	2,120,000	4.250%	-	44,513	
11/01/35	2,120,000	4.250%	540,000	44,513	629,025
05/01/36	1,580,000	4.250%	-	33,038	
11/01/36	1,580,000	4.250%	355,000	33,038	421,075
05/01/37	1,225,000	4.250%	-	25,494	
11/01/37	1,225,000	4.250%	365,000	25,494	415,988
05/01/38	860,000	4.125%	-	17,738	
11/01/38	860,000	4.125%	380,000	17,738	415,475
05/01/39	480,000	4.125%	-	9,900	
11/01/39	480,000	4.125%	235,000	9,900	254,800
05/01/40	245,000	4.125%	-	5,053	
11/01/40	245,000	4.125%	245,000	5,053	255,106
<b>TOTAL</b>			<b>\$ 6,470,000</b>	<b>\$ 2,196,856</b>	<b>\$ 8,666,856</b>

**South Kendall**  
**Community Development District**  
**Non-Ad Valorem Assessments Comparison**  
**2025-2026**

Neighborhood	O&M Units	Bonds Units 2016	Annual Maintenance Assessments			Annual Debt Assessments			Total Assessed Per Unit		
			FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)	FY 2026	FY2025	Increase/ (decrease)
			O&M	O&M		Series 2016	Series 2016				
Townhomes - Phase 1	324	324	<b>\$1,805.98</b>	\$1,805.98	<b>\$0.00</b>	<b>\$995.59</b>	\$995.59	\$0.00	\$2,801.57	\$2,801.57	\$0.00
Townhomes - Phase 2	102	102	<b>\$1,805.98</b>	\$1,805.98	<b>\$0.00</b>	<b>\$1,172.05</b>	\$1,172.05	\$0.00	\$2,978.03	\$2,978.03	\$0.00
Townhomes - Phase 3 & 4	155	155	<b>\$1,805.98</b>	\$1,805.98	<b>\$0.00</b>	<b>\$1,453.12</b>	\$1,453.12	\$0.00	\$3,259.10	\$3,259.10	\$0.00
Total	581	581									