

South Kendall
Community Development District

Unaudited Financial Reporting
January 31, 2026



Management Services - CDDs, LLC

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South Kendall
Community Development District
Combined Balance Sheet
January 31, 2026

	<i>General Fund</i>	<i>Debt Service Fund</i>	<i>Totals Governmental Funds</i>
Assets:			
<u>Cash:</u>			
Operating Account	\$ 755,759	\$ -	\$ 755,759
<u>Investments:</u>			
State Board - Excess Funds	30,774	-	30,774
State Board - Capital Reserve	10,028	-	10,028
<u>Series 2016</u>			
Reserve	-	383,727	383,727
Revenue	-	643,709	643,709
Interest	-	160	160
Principal	-	428	428
Prepaid Expenses	3,250	-	3,250
Deposits	4,821	-	4,821
Total Assets	\$ 804,632	\$ 1,028,024	\$ 1,832,656
Liabilities:			
Accounts Payable	\$ -	\$ -	\$ -
Accrued Expenses	\$ -	\$ -	\$ -
Total Liabilities	\$ -	\$ -	\$ -
Fund Balance:			
Nonspendable:			
Prepaid Items	\$ 3,250	\$ -	\$ 3,250
Deposits	\$ 4,821	\$ -	\$ 4,821
Restricted for:			
Debt Service	-	1,028,024	1,028,024
Assigned for:			
Capital Reserves	10,028	-	10,028
Unassigned	786,533	-	786,533
Total Fund Balances	\$ 804,632	\$ 1,028,024	\$ 1,832,656
Total Liabilities & Fund Balance	\$ 804,632	\$ 1,028,024	\$ 1,832,656

South Kendall
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 996,811	\$ 930,167	\$ 930,167	\$ -
Interest Income	10,000	3,333	16,360	13,027
Total Revenues	\$ 1,006,811	\$ 933,500	\$946,527	\$ 13,027
Expenditures:				
<u>General & Administrative:</u>				
Supervisor Fees	\$ 5,000	1,667	\$ 800	\$ 867
PR-FICA	383	128	61	66
Engineering	5,000	1,667	655	1,012
Attorney	16,000	5,333	3,278	2,056
Annual Audit	3,700	1,233	3,600	(2,367)
Arbitrage Rebate	550	183	-	183
Dissemination Agent	2,575	858	858	0
Trustee Fees	3,250	1,083	3,250	(2,167)
Management Fees	56,085	18,695	18,695	0
Computer Time	1,030	343	343	0
Website Maintenance	3,000	1,000	1,000	0
Telephone	114	38	-	38
Postage & Delivery	500	167	-	167
Insurance General Liability	10,208	3,403	9,799	(6,397)
Rental & Leases	2,400	800	800	-
Printing & Binding	250	83	-	83
Legal Advertising	750	250	-	250
Other Current Charges	750	250	390	(140)
Office Supplies	250	83	-	83
Dues, Licenses & Subscriptions	175	58	175	(117)
Total General & Administrative	\$ 111,970	\$ 37,323	\$ 43,704	\$ (6,381)
<u>Operations & Maintenance</u>				
Maintenance Expenditures				
Security Service	\$ 198,000	\$ 66,000	\$ 52,200	\$ 13,800
Golf Carts	12,000	4,000	3,376	624
Landscape Maintenance	115,660	38,553	46,967	(8,414)
Landscape-Ficus Fumigation	9,000	3,000	9,550	(6,550)
Landscape Maintenance - Replacement	20,000	6,667	4,000	2,667
Seasonal Landscape Maintenance	20,000	6,667	-	6,667
Tree Trimming	135,000	45,000	-	45,000
Repairs and Maintenance	50,000	16,667	8,650	8,017
Sprinkler Repairs and Maintenance	12,000	4,000	2,200	1,800
Stormwater Drainage Cleaning	26,000	8,667	1,589	7,077
Holiday Décor	7,796	2,599	-	2,599
Contingency	3,805	1,268	-	1,268
Subtotal Maintenance Expenditures	\$ 609,261	\$ 203,087	\$ 128,531	\$ 74,556

South Kendall
Community Development District
General Fund
Statement of Revenues, Expenditures, and Changes in Fund Balance
For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budget Thru 01/31/26	Actual Thru 01/31/26	Variance
Clubhouse and Amenities Expenditures				
Management Clubhouse	\$ 165,793	\$ 55,264	\$ 51,973	\$ 3,291
Alarm Monitoring & Fire	2,627	876	1,432	(557)
Telephone/Cable	7,500	2,500	3,857	(1,357)
Electricity	22,000	7,333	2,315	5,018
Water/Sewer	6,000	2,000	2,296	(296)
Property Insurance	26,250	8,750	26,349	(17,599)
Refuse Service	2,400	800	2,163	(1,363)
Repairs and Replacements	28,007	9,336	900	8,436
Pool Maintenance	22,200	7,400	7,595	(195)
Pool Repairs	15,000	5,000	5,170	(170)
Landscape Maintenance	44,979	14,993	8,650	6,343
Fitness Equipment Maintenance	3,500	1,167	625	542
Other Contingency	19,500	6,500	2,051	4,449
Special Events	5,000	1,667	1,338	329
Janitorial Supplies	16,000	5,333	4,711	622
Permit Fees	1,000	333	-	333
Pest Control	588	196	-	196
Subtotal Clubhouse and Amenity Expenditures	\$ 388,344	\$ 129,448	\$ 121,425	\$ 8,023
Total Operations & Maintenance	\$ 997,605	\$ 332,535	\$ 249,957	\$ 82,578
Total Expenditures	\$ 1,109,575	\$ 369,858	\$ 293,661	\$ 76,197
Excess (Deficiency) of Revenues over Expenditures	\$ (102,764)	\$ 563,642	\$ 652,866	\$ 89,224
Net Change in Fund Balance	\$ (102,764)	\$ 563,642	\$ 652,866	\$ 89,224
Fund Balance - Beginning	\$ 99,851		\$ 151,766	
Fund Balance - Ending	\$ (2,913)		\$ 804,632	

South Kendall

Community Development District

Debt Service Fund Series 2016

Statement of Revenues, Expenditures, and Changes in Fund Balance

For The Period Ending January 31, 2026

	Adopted Budget	Prorated Budge Thru 01/31/26	Actual Thru 01/31/26	Variance
Revenues:				
Special Assessments - Tax Roll	\$ 633,986	\$ 591,600	\$ 591,600	\$ -
Interest Income	15,000	5,000	17,637	12,637
Total Revenues	\$ 648,986	\$ 596,600	\$609,237	\$ 12,637
Expenditures:				
Interest - 11/1	124,544	41,515	\$ 87,056	(45,541)
Principal - 11/01	380,000	126,667	380,000	(253,333)
Interest - 5/1	124,544	41,515	124,544	(83,029)
Total Expenditures	\$ 629,088	\$ 209,696	\$ 591,600	\$ (381,904)
Excess (Deficiency) of Revenues over Expenditures	\$ 19,898	\$ 386,904	\$ 17,637	\$ (369,266)
Net Change in Fund Balance	\$ 19,898	\$ 386,904	\$ 17,637	\$ (369,266)
Fund Balance - Beginning	\$ 652,264		\$ 1,010,387	
Fund Balance - Ending	\$ 672,162		\$ 1,028,024	

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	\$ -	\$ 903,679	\$ 26,487	\$ 1,041	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 931,208
Interest Income	304	68	68	205	-	-	-	-	-	-	-	-	644
Total Revenues	\$ 304	\$ 903,747	\$ 26,555	\$ 1,247	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 931,852

Expenditures:

General & Administrative:

Supervisor Fees	\$ -	\$ -	\$ 800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 800
PR-FICA	-	-	61	-	-	-	-	-	-	-	-	-	61
Engineering	-	655	280	-	-	-	-	-	-	-	-	-	935
Attorney	500	2,278	500	500	-	-	-	-	-	-	-	-	3,778
Annual Audit	-	-	-	-	-	-	-	-	-	-	-	-	-
Arbitrage Rebate	-	-	-	-	-	-	-	-	-	-	-	-	-
Dissemination Agent	215	215	215	215	-	-	-	-	-	-	-	-	858
Trustee Fees	3,250	-	-	-	-	-	-	-	-	-	-	-	3,250
Management Fees	4,674	4,674	4,674	4,674	-	-	-	-	-	-	-	-	18,695
Computer Time	86	86	86	86	-	-	-	-	-	-	-	-	343
Website Maintenance	250	250	250	250	-	-	-	-	-	-	-	-	1,000
Telephone	-	-	-	-	-	-	-	-	-	-	-	-	-
Postage & Delivery	-	-	-	-	-	-	-	-	-	-	-	-	-
Insurance General Liability	9,581	-	-	-	-	-	-	-	-	-	-	-	9,581
Rental & Leases	200	200	200	200	-	-	-	-	-	-	-	-	800
Printing & Binding	-	-	-	-	-	-	-	-	-	-	-	-	-
Legal Advertising	-	-	-	-	-	-	-	-	-	-	-	-	-
Other Current Charges	128	128	69	-	-	-	-	-	-	-	-	-	324
Office Supplies	-	-	-	-	-	-	-	-	-	-	-	-	-
Dues, Licenses & Subscriptions	175	-	-	-	-	-	-	-	-	-	-	-	175
Total General & Administrative	\$ 19,058	\$ 8,485	\$ 7,134	\$ 5,924	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,600

South Kendall
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
<u>Operations & Maintenance</u>													
Maintenance Expenditures													
Security Service	\$ 19,834	\$ 16,958	\$ 16,587	\$ 16,587	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,965
Golf Carts	781	510	916	510	-	-	-	-	-	-	-	-	2,716
Landscape Maintenance	8,897	8,897	8,897	13,345	-	-	-	-	-	-	-	-	40,036
Landscape-Ficus Fumigation	-	-	-	4,000	-	-	-	-	-	-	-	-	4,000
Landscape Maintenance - Replacement	-	-	-	-	-	-	-	-	-	-	-	-	-
Seasonal Landscape Maintenance	-	-	9,550	0	-	-	-	-	-	-	-	-	9,550
Tree Trimming	-	-	-	-	-	-	-	-	-	-	-	-	-
Repairs and Maintenance	-	775	-	3,350	-	-	-	-	-	-	-	-	4,125
Sprinkler Repairs and Maintenance	1,180	800	800	2,200	-	-	-	-	-	-	-	-	4,980
Stormwater Drainage Cleaning	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Holiday Décor	-	-	-	-	-	-	-	-	-	-	-	-	-
Contingency	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Field Expenditures	\$ 30,691	\$ 27,940	\$ 36,749	\$ 39,992	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 135,372
Clubhouse and Amenities Expenditures													
Management Clubhouse	\$ 12,865	\$ 12,865	\$ 12,865	\$ 13,379	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 51,973
Alarm Monitoring & Fire	260	1,432		75	-	-	-	-	-	-	-	-	1,768
Telephone/Cable	593	297	593	645	-	-	-	-	-	-	-	-	2,129
Electricity	1,793	1,818	1,917	1,973	-	-	-	-	-	-	-	-	7,501
Water/Sewer	-	-	1,873	-	-	-	-	-	-	-	-	-	1,873
Property Insurance	26,567	-	-	-	-	-	-	-	-	-	-	-	26,567
Refuse Service	-	-	2,163	-	-	-	-	-	-	-	-	-	2,163
Repairs and Replacements	275	5,300	600	-	-	-	-	-	-	-	-	-	6,175
Pool Maintenance	1,970	1,970	1,850	1,900	-	-	-	-	-	-	-	-	7,690
Pool Repairs	-	25	175	2,150	-	-	-	-	-	-	-	-	2,350
Landscape Maintenance	3,460	3,460	3,460	5,190	-	-	-	-	-	-	-	-	15,570
Fitness Equipment Maintenance	150	150	150	175	-	-	-	-	-	-	-	-	625
Other Contingency	-	-	-	1,776	-	-	-	-	-	-	-	-	1,776
Special Events	-	-	-	-	-	-	-	-	-	-	-	-	-
Janitorial Supplies	1,924	1,207	-	2,919	-	-	-	-	-	-	-	-	6,049
Permit Fees	-	-	-	-	-	-	-	-	-	-	-	-	-
Pest Control	49	49	49	49	-	-	-	-	-	-	-	-	195
Subtotal Amenity Expenditures	\$ 49,906	\$ 28,572	\$ 25,695	\$ 30,231	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 134,404
Total Operations & Maintenance	\$ 80,597	\$ 56,512	\$ 62,444	\$ 70,223	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 269,776
Total Expenditures	\$ 99,655	\$ 64,996	\$ 69,578	\$ 76,147	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 310,376
Excess (Deficiency) of Revenues over Expenditures	\$ (99,351)	\$ 838,751	\$ (43,023)	\$ (74,901)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621,476

South Kendall
Community Development District
Month to Month

	Oct	Nov	Dec	Jan	Feb	March	April	May	June	July	Aug	Sept	Total
Net Change in Fund Balance	\$ (99,351)	\$ 838,751	\$ (43,023)	\$ (74,901)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 621,476

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	383,726.87	
Term 1:	\$3,375,000	
Interest Rate:	2.000%, 2.250%, 2.500%, 2.750%, 3.000%, 3.250%	
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)
Less: Principal Payment - 11/1/25		(\$370,000)
Current Bonds Outstanding		\$6,100,000

South Kendall
COMMUNITY DEVELOPMENT DISTRICT
Special Assessment Receipts - Miami Dade County
Fiscal Year 2026

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%

<i>Date</i>	<i>Distribution</i>	<i>Gross Amount</i>	<i>Discount/ (Penalty)</i>	<i>Commission</i>	<i>Interest</i>	<i>Net Receipts</i>	<i>O&M Portion</i>	<i>2016 Debt Service</i>	<i>Total</i>
			0.00	0.0097					
12/04/25	11/01-11/30/24	\$ 1,364,004.63	\$ -	\$ 13,640.04	\$ -	\$ 1,350,364.59	\$ 825,398.85	\$ 524,965.74	\$ 1,350,364.59
12/19/25	12/01-12/15/25	129,361.61	-	1,293.63	-	128,067.98	78,280.46	49,787.52	128,067.98
01/08/26	12/16-12/31/25	42,050.74	-	420.51	-	41,630.23	25,446.12	16,184.11	41,630.23
01/23/26	10/1/25-12/31/25	1,703.37	-	-	-	1,703.37	1,041.17	662.20	1,703.37
TOTAL		\$ 1,537,120.35	\$ -	\$ 15,354.18	\$ -	\$ 1,521,766.17	\$ 930,166.60	\$ 591,599.57	\$ 1,521,766.17

Percent Collected	89.54%
Balance Remaining to Collect	\$ 66,644.06 \$ 42,386.60 \$ 109,030.66