



**SUMMERVILLE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
JUNE 7, 2024
9:00 A.M.**

Special District Services, Inc.
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

www.summervillecdd.org

561.630.4922 Telephone
877.SDS.4922 Toll Free
561.630.4923 Facsimile

AGENDA
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
Kendall Executive Center
8785 SW 165th Avenue, Suite 200
Miami, Florida 33193
Call-In: 877-402-9753 Access ID: 8338134
SPECIAL BOARD MEETING & PUBLIC HEARING
June 7, 2024
9:00 a.m.

- A. Call to Order
- B. Proof of Publication.....Page 1
- C. Establish Quorum
- D. Appointment of Officers to Vacant Seats (2 & 4)
- E. Administer Oath of Office and Review New Board Member Duties and Responsibilities
- F. Election of Officers
- G. Additions or Deletions to Agenda
- H. Comments from the Public for Items Not on the Agenda
- I. Approval of Minutes
 - 1. April 3, 2024 Regular Board Meeting.....Page 2
- J. Public Hearing
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2024/2025 Final Budget.....Page 8
 - 3. Consider Resolution No. 2024-03 – Adopting a Fiscal Year 2024/2025 Final Budget.....Page 10
- K. Old Business
 - 1. Discussion Regarding Landscape Responsibility.....Page 17
- L. New Business
 - 1. Consider Resolution No. 2024-04 – Adopting a Fiscal Year 2024/2025 Meeting Schedule....Page 19
- M. Administrative & Operational Matters
- N. Board Member and Staff Closing Comments
- O. Adjourn

NOTICE OF PUBLIC HEARING
AND
SPECIAL SPECIAL BOARD MEETING OF THE
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on June 7, 2024, at 9:00 a.m., or as soon thereafter as the meeting can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-247-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

www.summervillecdd.org

PUBLISH: MIAMI HERALD 05/20/24 & 05/27/24

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Publication Dates

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
APRIL 3, 2024**

A. CALL TO ORDER

The April 3, 2024, Regular Board Meeting of the Summerville Community Development District (the “District”) was called to order at 9:00 a.m. in the Kendall Executive Center located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193.

B. PROOF OF PUBLICATION

Ms. Nguyen presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on September 25, 2023, as part of the District’s Fiscal Year 2023/2024 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Barbara Tomas, Vice Chairman Bryan Rosales and Supervisor Larry Gordon constituted a quorum and it was in order to proceed with the meeting.

Staff in attendance included: District Manager Nancy Nguyen of Special District Services, Inc.; and General Counsel Ginger Wald of Billing, Cochran, Lyles, Mauro & Ramsey, P.A.

D. APPOINTMENT OF SUPERVISORS TO VACANT SEATS (SEATS 2 & 4)

This item was not required at this time.

E. ADMINISTER OATH OF OFFICE AND REVIEW NEW BOARD MEMBER DUTIES AND RESPONSIBILITIES

This item was not required at this time.

F. ELECTION OF OFFICERS

This item was not required at this time.

G. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

H. COMMENTS FROM THE PUBLIC FOR ITEMS NOT ON THE AGENDA

There were no comments from the public for items not on the agenda.

I. APPROVAL OF MINUTES

1. September 6, 2023, Regular Board Meeting

Ms. Nguyen presented the minutes of the September 6, 2023, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Rosales, seconded by Ms. Tomas and passed unanimously approving the minutes of the September 6, 2023, Regular Board Meeting, *as presented*.

J. OLD BUSINESS

1. Discussion Regarding FPL Light Outages

Ms. Nguyen explained that FPL replaced the photocells on several of the District light posts throughout the community, and all District light poles should be operational. Ms. Nguyen requested that Board members report any outages to her.

K. NEW BUSINESS

1. Discussion Regarding Sidewalk Maintenance Responsibility

Ms. Nguyen presented a map of the District reflecting the sidewalk maintenance responsibilities of the District (depicted in blue). The map also reflected the sidewalks that are owned by Miami-Dade County (the “County”), which were depicted in red. Ms. Nguyen could not confirm if maintenance of the County sidewalks falls under the purview of Summerville Homeowner’s Association, Inc. (the “HOA”). Ms. Nguyen invited the Board to share the map with the HOA Manager so she may determine the maintenance responsibility for the County sidewalks.

2. Discussion Regarding Landscape Responsibility

Ms. Nguyen stated that there is still some confusion regarding landscape maintenance. Ms. Nguyen reminded the Board that there is a Landscape Maintenance Agreement in place between the District and the HOA. Ms. Wald reviewed the agreement she had in her files and indicated that the Second Amendment to the Landscape Maintenance Agreement (the “Second Amendment”) became effective October 1, 2023, and the Second Amendment was prepared to update language, including the contribution from the District to the HOA payment schedule. Ms. Wald reviewed Exhibit B of the Second Amendment which provides a description of the maintenance services. Ms. Nguyen stated that she is uncertain if the palm fertilization services are being provided as indicated in the Second Amendment. Ms. Wald stated that the palm fertilization services need to be verified and any monies allocated to the HOA for services not received need to be reimbursed to the District.

Mr. Rosales, as the HOA President, confirmed that he would contact the HOA Manager to review the landscaping schedules. He stated that he would provide Ms. Nguyen any information he gathers.

The Board discussed the options available to them to ensure the landscaping needs of District owned tracts are being met. Ms. Wald provided an explanation of the options, one of those being terminating the agreement between the District and the HOA and having the District assume the landscape maintenance responsibilities for District owned areas. The Board was advised that should this be the route they decide to take, landscape contribution to the HOA would no longer be required, but the District would need to increase assessments to attain the total funds needed for such maintenance. The Board was also advised that there is no guarantee that the HOA would reduce the HOA fees if they stopped maintaining the District owned tracts.

3. Consider Resolution No. 2024-01 – Adopting a Fiscal Year 2024/2025 Proposed Budget

Ms. Nguyen presented Resolution No. 2024-01, entitled:

RESOLUTION NO. 2024-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED BUDGET AND NON-AD VALOREM SPECIAL ASSESSMENTS FOR FISCAL YEAR 2024/2025; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that the proposed 2024/2025 fiscal year budget would be balanced by designating a carryover of approximately \$2,400 from the projected fund balance as of September 30, 2024. Ms. Nguyen advised that allocating monies for the landscape maintenance should be considered. The Board discussed the possibility of assuming the landscape maintenance responsibilities for District owned tracts. Ms. Nguyen reviewed Scenario 2 Proposed Budget for Fiscal Year 2023/2024, which was presented to the Board during the May 3, 2023, and indicated that based on that proposed budget, the District would need to allocate approximately \$33,000 for landscape maintenance services. It was explained to the Board that the proposed budget can be increased and lowed during the Public Hearing if the Board decided to let the HOA continue to be responsible for the District's landscape maintenance areas. The Board consensus is to add \$20,000 to the Maintenance Contingency budget line and remove the carryover of \$2,400. Ms. Nguyen advised that since the overall proposed assessments are increasing in the fiscal year 2024/2025, letters to the residents would be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2024-01, the Board must set a date for the public hearing to adopt the fiscal year 2024/2025 final budget and assessment roll. The Board's availability was discussed.

A **motion** was made by Mr. Rosales, seconded by Ms. Tomas and unanimously passed to approve and adopt Resolution No. 2024-01, *as amended* (increasing the Maintenance Contingency budget line by \$20,000 and removing the \$2,400 carryover), setting the public hearing to adopt the fiscal year 2024/2025 final budget and assessments for June 7, 2024, at 9:00 a.m. in the Kendall Executive Center located at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193; and further authorizes publication/notice of the budget public hearing, as required by law.

4. Consider Resolution No. 2024-02 – Adopting an Electronic Signature Policy

Ms. Nguyen presented Resolution No. 2024-02, entitled:

RESOLUTION 2024-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT ESTABLISHING AN ELECTRONIC SIGNATURE POLICY, PROVIDING DISTRICT MANAGER WITH AUTHORITY AND RESPONSIBILITY FOR APPROVAL OF ELECTRONIC SIGNATURES AND IMPLEMENTATION OF CONTROL PROCESSES AND PROCEDURES TO ENSURE COMPLIANCE, INTEGRITY, AND SECURITY, IN ACCORDANCE WITH CHAPTER 688, FLORIDA STATUTES;

AND PROVIDING FOR SEVERABILITY AND EFFECTIVE DATE.

Ms. Nguyen explained that this resolution provides the District Manager the authority and responsibility for approval of electronic signatures and implementation of control process and procedures to ensure compliance, integrity, and security, in accordance with Chapter 688, Florida Statutes. A discussion ensued, after which:

A **motion** was made Ms. Tomas, seconded by Mr. Rosales and unanimously passed to approve and adopt Resolution No. 2024-02, thereby adopting an Electronic Signature Policy.

5. Discussion Regarding Required Ethics Training Memorandum

Ms. Wald reminded the Board that beginning January 1, 2024, elected and appointed officers of independent special districts are required to complete four (4) hours of ethics training annually. Ms. Wald presented the Required Ethics Training and Financial Disclosure Memorandum (Memorandum) prepared by Ms. Wald's firm which lists online training options. Ms. Wald explained that they should have received a clickable version of the Memorandum via an email from the District Manager. Ms. Wald further explained that the ethics training confirmation is not required when submitting the 2023 Form 1 (which is due on July 1, 2024); however, Board Supervisors are required to complete their 4-hour ethics training before December 31, 2024 to be able to confirm the training requirement confirmation when submitting their 2024 Form 1 (which is due on July 1, 2025).

The Board requested that Ms. Nguyen resend the email with the ethics training links and the email with instructions on how to complete their 2023 Form 1. Ms. Nguyen acknowledged the Board's request.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualifying Period Announcement: Noon, June 10, 2024 – Noon, June 14, 2024

Ms. Nguyen advised that the 4-year terms of office for Seat 1 (Barbara Tomas), Seat 3 (Larry Gordon), and Seat 4 (currently vacant) were expiring in November 2024. The qualifying period for election and/or re-election has been set for Noon, June 10, 2024 through Noon, June 14, 2024. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2028.

The Board asked if a separate letter with the qualifying period and seats up for election can be mailed to the homeowners along with the assessment increase letter. Ms. Nguyen confirmed that she can send a qualifying period announcement letter with the assessment increase letter.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further comments from Board Members. Ms. Nguyen reminded the Board that the Public Hearing will be held on Friday, June 7, 2024.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Tomas, seconded by Mr. Rosales and unanimously passed adjourning the Regular Board Meeting at approximately 10:05 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

NOTICE OF PUBLIC HEARING
AND
SPECIAL SPECIAL BOARD MEETING OF THE
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") will hold a Public Hearing and Special Board Meeting on June 7, 2024, at 9:00 a.m., or as soon thereafter as the meeting can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2024/2025 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website or at the offices of the District Manager, 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, during normal business hours. The purpose of the Special Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

There may be occasions when one or two Board members will participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-247-2700 ext. 2027 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings.

If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Special Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

Meetings may be cancelled from time to time without advertised notice.

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

www.summervillecdd.org

PUBLISH: MIAMI HERALD 05/20/24 & 05/27/24

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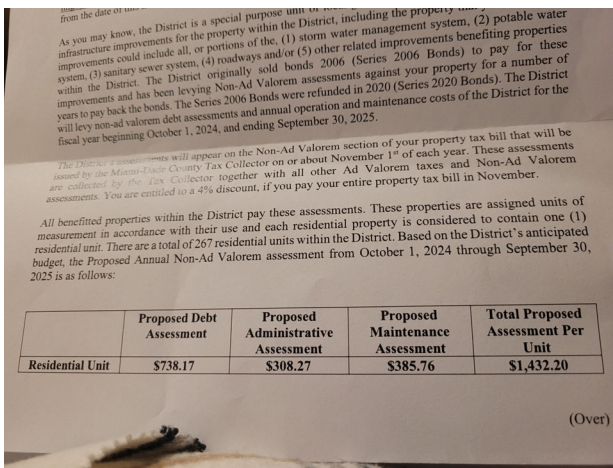
Publication Dates

Nancy Nguyen

From: pinedafastpace <pinedafastpace@aol.com>
Sent: Tuesday, May 14, 2024 10:20 PM
To: Nancy Nguyen
Subject: Summerville public hearing cDD

Noticed was received on May 8th, 2024

I want to submit my objective to this proposal to increase the payment of \$9.06 per unit



Diego j pineda Ramirez
11643 sw 244 Ln
Princeton, FL 33032
Sent from my Galaxy

Nancy Nguyen

From: Karla Pineda <karrv2@aol.com>
Sent: Wednesday, May 15, 2024 12:01 AM
To: Nancy Nguyen
Subject: Summerville public hearing cDD

Noticed was received on May 8th, 2024

I want to submit my objective to this proposal to increase the payment of \$9.06 per unit

Karla L Pineda
11643 sw 244 Ln
Princeton, FL 33032
Summerville community

Karla L Pineda
11643 sw 244 Ln
Princeton, FL 33032
Summerville community

RESOLUTION NO. 2024-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR FINAL 2024/2025 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summerville Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

WHEREAS, following the Public Hearing and the adoption of the Proposed Budget and Final Assessment Roll, the District is now authorized to levy non-ad valorem assessments upon the properties within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, THAT:

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2024/2025 attached hereto as Exhibit “A” is approved and adopted by the Board, and the assessments set forth therein shall be levied.

Section 2. The Secretary of the District is authorized to execute any and all necessary transmittals, certifications or other acknowledgements or writings, as necessary, to comply with the intent of this Resolution.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2024

ATTEST:

**SUMMERVILLE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Summerville Community Development District

**Final Budget For
Fiscal Year 2024/2025
October 1, 2024 - September 30, 2025**

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- II DETAILED FINAL BUDGET**
- III DETAILED FINAL DEBT SERVICE FUND BUDGET**
- IV ASSESSMENT COMPARISON**

FINAL BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2024/2025 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	82,306
MAINTENANCE ASSESSMENTS	102,998
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	420
TOTAL REVENUES	\$ 382,814
EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,400
HOA CONTRIBUTION (STREET LIGHTS)	16,200
PRESSURE CLEANING	12,000
SIDEWALKS (MILLING & REPLACEMENT)	15,150
HOA CONTRIBUTION (LANDSCAPE & PALM FERT.)	17,793
MAINTENANCE CONTINGENCY	32,555
TOTAL MAINTENANCE EXPENDITURES	\$ 96,818
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	29,880
SECRETARIAL	4,200
LEGAL	10,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,500
INSURANCE	7,200
LEGAL ADVERTISING	2,000
MISCELLANEOUS	800
POSTAGE	275
OFFICE SUPPLIES	425
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	600
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 77,788
TOTAL EXPENDITURES	\$ 174,606
REVENUES LESS EXPENDITURES	\$ 208,208
BOND PAYMENTS	(185,265)
BALANCE	\$ 22,943
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,647)
DISCOUNTS FOR EARLY PAYMENTS	(15,296)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED FINAL BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023 ACTUAL	FISCAL YEAR 2023/2024 BUDGET	FISCAL YEAR 2024/2025 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	80,120	79,887	82,306	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	83,011	81,721	102,998	Expenditures/.94
DEBT ASSESSMENTS	197,625	197,090	197,090	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	5,967	180	420	Projected At \$35 Per Month
TOTAL REVENUES	\$ 366,723	\$ 358,878	\$ 382,814	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2023/2024 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,060	2,400	2,400	No Change From 2023/2024 Budget
HOA CONTRIBUTION (STREET LIGHTS)	29,793	16,200	16,200	No Change From 2023/2024 Budget
PRESSURE CLEANING	0	12,000	12,000	No Change From 2023/2024 Budget
SIDEWALKS (MILLING & REPLACEMENT)	0	15,150	15,150	No Change From 2023/2024 Budget
HOA CONTRIBUTION (LANDSCAPE & PALM FERT.)	0	17,793	17,793	No Change From 2023/2024 Budget
MAINTENANCE CONTINGENCY	10,375	12,555	32,555	\$20,000 Increase From 2023/2024 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 41,948	\$ 76,818	\$ 96,818	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,200	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	103	383	383	Supervisor Fees * 7.65%
MANAGEMENT	28,176	29,016	29,880	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2023/2024 Budget
LEGAL	9,616	10,000	10,000	No Change From 2023/2024 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,800	3,900	3,500	Accepted Amount For 2023/2024 Audit
INSURANCE	6,134	6,450	7,200	Fiscal Year 2023/2024 Expenditure Was \$6,594
LEGAL ADVERTISING	591	750	2,000	Costs Will Increase Due To Closing Of The Miami Business Review
MISCELLANEOUS	735	800	800	No Change From 2023/2024 Budget
POSTAGE	499	250	275	\$25 Increase From 2023/2024 Budget
OFFICE SUPPLIES	474	400	425	\$25 Increase From 2023/2024 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2023/2024 Budget
TRUSTEE FEES	3,500	3,500	3,500	No Change From 2023/2024 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2023/2024 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2023/2024 Budget
ADMINISTRATIVE CONTINGENCY	0	600	600	No Change From 2023/2024 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 70,053	\$ 75,274	\$ 77,788	
TOTAL EXPENDITURES	\$ 112,001	\$ 152,092	\$ 174,606	
REVENUES LESS EXPENDITURES	\$ 254,722	\$ 206,786	\$ 208,208	
BOND PAYMENTS	(188,184)	(185,265)	(185,265)	2025 P&I Payments Less Interest
BALANCE	\$ 66,538	\$ 21,521	\$ 22,943	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,468)	(7,173)	(7,647)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(13,730)	(14,348)	(15,296)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 49,340	\$ -	\$ -	
CARRYOVER FROM PRIOR YEAR	0	0	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 49,340	\$ -	\$ -	

DETAILED FINAL DEBT SERVICE FUND BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025
OCTOBER 1, 2024 - SEPTEMBER 30, 2025

	FISCAL YEAR 2022/2023	FISCAL YEAR 2023/2024	FISCAL YEAR 2024/2025	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,244	100	500	Projected Interest For 2024/2025
NAV Tax Collection	188,184	185,265	185,265	Maximum Debt Service Collection
Total Revenues	\$ 193,428	\$ 185,365	\$ 185,765	
EXPENDITURES				
Principal Payments	116,000	118,000	121,000	Principal Payment Due In 2025
Interest Payments	71,005	65,755	62,170	Interest Payments Due In 2025
Bond Redemption	0	1,610	2,595	Estimated Excess Debt Collections
Total Expenditures	\$ 187,005	\$ 185,365	\$ 185,765	
Excess/ (Shortfall)	\$ 6,423	\$ -	\$ -	

Series 2020 Bond Refunding Information

Original Par Amount =	\$2,193,000	Annual Principal Payments Due =	May 1st
Interest Rate =	3.0% - 4.00%	Annual Interest Payments Due =	May 1st & November 1st
Issue Date =	December 2020		
Maturity Date =	May 2036		

Par Amount As Of 1/1/24 = \$1,851,000

Summerville Community Development District Assessment Comparison

	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Assessment Before Discount*	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Projected Assessment Before Discount*
Administrative	\$ 198.02	\$ 295.84	\$ 299.21	\$ 308.27
Maintenance	\$ 194.93	\$ 310.06	\$ 306.08	\$ 385.76
<u>Debt</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>
Total	\$ 1,131.12	\$ 1,344.07	\$ 1,343.46	\$ 1,432.20

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units	267
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Summerville Community Development District
Landscape Maintenance Service Costs
Trimscape Corp
May 2024

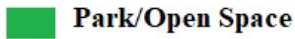
Phase I & II:

- Landscaping (26 cuts): \$37,000
- Palm, Tree, Turf, & Shrubs Fertilization: \$2,200
- Mulch (2 times per year): \$9,000
- Palm & Tree Trimming: \$8,000

Phase II:

- Wet Check of Sprinklers: \$1,800

CDD TOTAL ANNUAL LANDSCAPING COSTS: \$58,000



RESOLUTION NO. 2024-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2024/2025 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, it is necessary for the Summerville Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2024/2025; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2024/2025 which is attached hereto and made a part hereof as Exhibit "A".

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, MIAMI-DADE COUNTY, FLORIDA, AS FOLLOWS:

Section 1. The above recitals are hereby adopted by the Board.

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2024/2025 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 7th day of June, 2024.

ATTEST:

**SUMMERVILLE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2024/2025 REGULAR MEETING SCHEDULE**

NOTICE IS HEREBY GIVEN that the Board of Supervisors (the “Board”) of the **Summerville Community Development District** (the “District”) will hold Regular Meetings in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193 at **9:00 a.m.** on the following dates:

**October 2, 2024
November 6, 2024
February 5, 2025
March 5, 2025
April 2, 2025
May 7, 2025
June 4, 2025
September 3, 2025**

The purpose of the meetings is for the Board to consider any District business which may lawfully and properly come before the Board. Meetings are open to the public and will be conducted in accordance with the provisions of Florida law for Community Development Districts. Copies of the Agenda for any of the meetings may be obtained from the District’s website or by contacting the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922, prior to the date of the particular meeting.

From time to time one or two Board members may participate by telephone; therefore, a speaker telephone will be present at the meeting location so that Board members may be fully informed of the discussions taking place. Said meeting(s) may be continued as found necessary to a time and place specified on the record.

If any person decides to appeal any decision made with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to insure that a verbatim record of the proceedings is made at his or her own expense and which record includes the testimony and evidence on which the appeal is based.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at any of these meetings should contact the District Manager at nnguyen@sdsinc.org and/or toll free at 1-877-737-4922 at least seven (7) days prior to the date of the particular meeting.

Meetings may be cancelled from time to time with no advertised notice.

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

www.summervillecdd.org

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