SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

MIAMI-DADE COUNTY

REGULAR BOARD MEETING

NOVEMBER 4, 2026

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: 800-743-4099 Participant Code: 2057038#
REGULAR BOARD MEETING
November 4, 2026
9:00 a.m.

A. Call to Order
B. Proof of Publication……...Page 1
C. Establish Quorum
D. Additions or Deletions to Agenda
E. Comments from the Public for Items Not on the Agenda
F. Approval of Minutes
    1. July 7, 2026 Special Board Meeting & Public Hearing……..Page 2
G. Old Business
    1. Update Regarding Encroachment Letters
    2. Discussion Regarding Sidewalk Milling, Arborist Report, & Tree Permit
    3. Update Regarding Livestock in Triangular Park (James Miller)
H. New Business
    1. Discussion Regarding Pressure Cleaning of Sidewalks and Curbs
    2. Discussion Regarding Landscape Maintenance
    3. Consider Resolution No. 2026-06 – Adopting a Fiscal Year 2025/2026 Amended Budget…..Page 8
    4. Consider Resolution No. 2026-07 – Goals and Objectives Annual Report……Page 13
    5. Consider Approval of Audit Renewal…….Page 17
I. Administrative & Operational Matters
    1. Annual Engineer's Report……...Page 18
    2. Reminder: Required Four-Hour Ethics Training (Due by December 31, 2026)
J. Board Member and Staff Closing Comments
K. Adjourn

McClatchy

The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer
Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
Merced Sun-Star
Miami Herald
El Nuevo Herald
The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
57914	IPL0375891	Legal Ad - IPL0375891		2.0	108.0L

ATTENTION: Summerville Community Development District IP
2501A Burns Road
Palm Beach Gardens, FL 33410
larcher@sdsinc.org

Notice
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 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 7, 2026
November 4, 2026
February 3, 2027
March 3, 2027
April 7, 2027
May 5, 2027
June 2, 2027
September 1, 2027

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 ensure 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

PUBLISH: MIAMI HERALD 09/28/26
IPL0375891
Sep 28 2026

PUBLISHED DAILY
MIAMI-DADE-FLORIDA

STATE OF FLORIDA
COUNTY OF MIAMI-DADE

Before the undersigned authority personally appeared, the undersigned, who on oath says that he/she is Custodian of Records of The The Miami Herald, a newspaper published in MIami Dade County, Florida, that the attached was published on the publicly accessible website of The Miami Herald or by print In the issues and dates listed below.

Affiant further Says that the said Miami Herald website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes.

1.0 insertion(s) published on:
09/28/26 Print

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Amanda Rodela

Sworn to and subscribed before me on Sep 28, 2026, 10:28 AM EDT

SHERRY J CHASTEEN
ELECTRONIC NOTARY PUBLIC
STATE OF TEXAS
COMMISSION # 125328493
MY COMMISSION EXPIRES 4/16/2029

Online Notary Public. This notarial act involved the use of online audio/video communication technology. Notarization facilitated by SIGNiX®

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
SPECIAL BOARD MEETING & PUBLIC HEARING
JULY 1, 2026

A. CALL TO ORDER

The July 1, 2026, Special Board Meeting of the Summerville Community Development District (the "District") was called to order at 9:13 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 Special Board Meeting had been published in the *Miami Herald* on June 11, 2026, and June 18, 2026, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Barbara Tomas, Vice Chairman Larry Gordon, and Supervisors Wilder Leon and James Miller 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 Gabriella Fernandez-Perez of Billing Cochran, P.A.

Also physically in attendance were: Tatiana Montenegro of Affinity Management Services, and Ricardo Negron, of Miami, Florida.

Ms. Nguyen informed the Board of Supervisors (the "Board") that there is currently a vacancy in Seat 5 which term expires in November 2026. Ms. Nguyen further explained that Mr. Ricardo Negron, a qualified person, contacted her and would like the opportunity to serve on the District Board.

Mr. Negron provided an introduction of himself. A discussion ensued, after which:

A **motion** was made by Mr. Miller, seconded by Ms. Tomas and unanimously passed appointing Mr. Negron to the unexpired 4-year term of office in Seat 5 and such term of office will expire in November 2026.

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Negron. In addition, Ms. Nguyen and Ms. Fernandez-Perez will review the duties and responsibilities as a Board member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2025 Form 1 must be completed electronically through the Florida Commission on Ethics Electronic Financial Disclosure Management System within thirty (30) days of appointment), and the Code of Ethics for Public Officials following the meeting.

As a result of the changes to the Board of the District, Ms. Nguyen recommended that re-election of the District's Officers take place. She provided the following slate of names for election:

- Chairwoman – Barbara Tomas
- Vice Chairman – Larry Gordon

- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – James Miller, Wilder Leon, Ricardo Negron, Armando Silva and Gloria Perez

A **motion** was made by Ms. Tomas, seconded by Mr. Leon and passed unanimously to *elect* the District's Officers, as listed above.

D. ADDITIONS OR DELETIONS TO THE AGENDA

Ms. Nguyen stated that Mr. Miller would like to add the following item to the agenda:

- New Business, Item 5. – Discussion Regarding Livestock in Triangular Park

The Board acknowledged the request.

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

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

F. APPROVAL OF MINUTES

1. February 4, 2026, Regular Board Meeting and Public Hearing

Ms. Nguyen presented the minutes of February 4, 2026, Regular Board Meeting and Public Hearing and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Miller, seconded by Ms. Tomas and passed unanimously approving the minutes of the February 4, 2026, Regular Board Meeting and Public Hearing, as presented.

NOTE: At approximately 9:22 a.m., Ms. Nguyen recessed the Special Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that notice of the Public Hearing had been published in the *Miami Herald* on June 11, 2026, and June 18, 2026, as legally required.

2. Consider Resolution No. 2026-03 – Resetting Public Hearing Date to Adopt a Fiscal Year 2026-2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-03, entitled:

RESOLUTION NO. 2026-03

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT AMENDING RESOLUTION NO. 2026-02; AMENDING THE DATE AND TIME FOR THE PUBLIC HEARING TO CONSIDER THE FISCAL YEAR

2026/2027 FINAL BUDGET AND ASSESSMENTS AND AUTHORIZING THE SECRETARY AND DISTRICT MANAGER TO TAKE CERTAIN ACTIONS TO ACCOMPLISH THE INTENT OF THIS RESOLUTION; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document and advised that because the May 6, 2026, Public Hearing had been rescheduled to June 1, 2026, it was in order to amend Resolution No. 2026-02. A discussion ensued after which:

A **motion** was made by Ms. Tomas, seconded by Mr. Leon and passed unanimously approving Resolution 2026-03, as presented; thereby, amending Resolution 2026-02, and resetting the Public Hearing date.

3. Receive Public Comments on Fiscal Year 2026/2027 Final Budget

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the 2026/2027 fiscal year final budget and non-ad valorem special assessments. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

4. Consider Resolution No. 2026-05 – Adopting a Fiscal Year 2026/2027 Final Budget

Ms. Nguyen presented Resolution No. 2026-05, entitled:

RESOLUTION NO. 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT APPROVING AND ADOPTING A FISCAL YEAR FINAL 2026/2027 BUDGET INCLUDING NON-AD VALOREM SPECIAL ASSESSMENTS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen stated that the document provides for approving and adopting the fiscal year 2026/2027 final budget and the non-ad valorem special assessment tax roll. A discussion ensued after which:

A **motion** was made by Mr. Leon, seconded by Mr. Gordon and unanimously passed to approve and adopt Resolution No. 2026-05, as presented; thereby setting the 2026/2027 final budget and non-ad valorem special assessment tax roll.

NOTE: At approximately 9:25 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Special Meeting.

H. OLD BUSINESS

1. Discussion Regarding Encroachment Letters

Ms. Nguyen reminded the Board that they granted Mr. Eliam Serrano, the homeowner of 11607 SW 246th Terrace, Princeton, Florida 33032, until August 4, 2026, to remedy the encroachment on the District owned Tract "X". She further explained that she has been in communication with Mr. Serrano, and she anticipates that the encroachment will be remedied by the agreed upon date. Ms. Nguyen informed the Board that she will continue to communicate with Mr. Serrano until the encroachment is removed.

Ms. Nguyen explained that the homeowner of 24634 SW 115th Court, Princeton, Florida 33032 has removed the encroachment on the District owned Tract "BB". No additional information is needed on this item.

2. Update Regarding Sidewalk Milling, Arborist Report, and Tree Permit

Ms. Nguyen explained that District staff recently performed an on-site inspection of the trees listed on the arborist report that are recommended to receive root pruning and have a root barrier installed. Ms. Nguyen further explained that during the on-site inspection it was noted that there were additional trees that appeared to need root pruning and a root barrier installed. Ms. Nguyen individually spoke to the Board members, who instructed her to mark and include the additional trees.

Ms. Nguyen reminded the Board that during the February 4, 2026 Regular Board Meeting, the Board set a not to exceed amount of $15,000 for the root pruning and root barrier installations. Ms. Nguyen stated that the cost to address the trees noted in the arborist report and the additional trees noted during the on-site inspection is $16,000.

A **motion** was made by Ms. Tomas, seconded by Mr. Miller and unanimously passed ratifying the District Manager's actions and accepting the proposal from Super Landscape & Maintenance in the amount of $16,000.

I. NEW BUSINESS

1. Discussion Regarding Sidewalk Drop-Off in Triangular Park (James Miller)

Ms. Nguyen informed the Board that this item was added at the request of Mr. Miller.

Mr. Miller stated that he has noticed that there is a large drop-off from the sidewalks to the open area in the triangular park. Mr. Miller further explained that he has noticed a lot of residents walking their dogs in this area and is concerned with the safety of the residents and the liability exposure to the District. The Board requested that Ms. Nguyen attain a proposal to fill and resod the triangular park. Ms. Nguyen acknowledged the Board's request.

More information on this item will be provided during a future meeting.

2. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule

Ms. Nguyen presented Resolution No. 2026-04, entitled:

RESOLUTION NO. 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, ESTABLISHING A REGULAR MEETING SCHEDULE FOR FISCAL YEAR 2026/2027 AND SETTING THE TIME AND LOCATION OF SAID DISTRICT MEETINGS; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen provided an explanation for the document. A discussion ensued after which:

A **motion** was made by Mr. Miller, seconded by Mr. Leon and unanimously passed to approve and adopt Resolution No. 2026-04, as presented; thereby setting the 2026/2027 regular meeting schedule and authorizing the publication of the annual meeting schedule, as required by law.

3. Consider Approval of Attorneys Fee Adjustment (Billing Cochran, P.A.)

Ms. Fernandez-Perez explained that District Counsel's firm, Billing Cochran, P.A., has had the current fee structure in place since 2023. Ms. Fernandez-Perez further explained that although the firm was mindful of the necessity to keep increases in the District's expenses, including the cost of legal services, to a minimum, it has become necessary for the firm to adjust their hourly rates, effective October 1, 2026.

A **motion** was made by Mr. Leon, seconded by Mr. Miller and unanimously passed accepting the updated billing rates proposed by Billing Cochran, P.A.

4. 2026 Legislative Memo (Billing Cochran, P.A.)

Ms. Fernandez-Perez explained that her firm annually prepares a memorandum summarizing the legislative acts that have become law during the most recent legislative session. Ms. Fernandez-Perez provided the Board an explanation of the laws that pertain to the District. She further informed the Board that if they have any questions regarding these new laws, they may contact her office or the District Manager.

5. ADD-ON: Discussion Regarding Livestock in Triangular Park (Jame Miller)

Ms. Nguyen informed the Board that this item was added at the request of Mr. Miller.

Mr. Miller stated that he has noticed an abundance of chickens in the triangular park. Mr. Miller further explained that the chickens have been foraging in the area and are damaging the grass. The Board requested that Ms. Nguyen mail letters to the homeowners around the triangular park reminding them that if they own chickens, the chickens should be kept on their private property. The letter should also include language stating that if the problem persists, then the District will have the chickens that are on District owned land removed.

Ms. Nguyen acknowledged the Board's request.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualified Elector Certification (624 Voters)

Ms. Nguyen explained that per Chapter 190.006 (3)(a)2.d., Florida Statutes, the District must annually receive a certification of the number of registered voters in the District after April 15th from the Miami-Dade County Supervisor of Elections. Ms. Nguyen stated that once the number of registered voters is 250 or more, then the elections of the District Board members are held through the general election. Ms. Nguyen further explained that the District met the 250 threshold many years ago, but because Florida Statutes do not indicate that once the District reaches 250 qualified electors, the District can stop requesting a Qualified Elector Certification from the Supervisor of Elections, it is recommended that the District continue requesting a Qualified Elector Certification annually.

Ms. Nguyen presented the Qualified Elector Certification and stated that the Miami-Dade County Supervisor of Elections has determined that the District has 624 voters.

2. Reminder: 2025 Form 1 – Statement of Financial Disclosure (Due by July 1, 2026)

Board members were reminded of the importance of electronically completing their individual 2025 Statement of Financial Interests Form 1 (the "Form") through the Florida Commission on Ethics Electronic Financial Disclosure Management System (EFDMS). Ms. Nguyen indicated that there is one (1) Board member that still needs to complete the Form, which is due today.

3. Reminder: Required 4-Hour Ethics Training (Due December 31, 2026)

Board members were reminded to complete their required 4-hours of ethics training by December 31, 2026.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Nguyen stated that unless an emergency were to arise, the Board would not need to meet until September 2, 2026, or October 7, 2026.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Ms. Tomas, seconded by Mr. Miller and unanimously passed adjourning the Regular Board Meeting at approximately 10:07 a.m.

_____ _____

Secretary/Assistant Secretary Chairperson/Vice Chairperson

RESOLUTION NO. 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING AND ADOPTING AN AMENDED FINAL FISCAL YEAR 2025/2026 BUDGET ("AMENDED BUDGET"), PURSUANT TO CHAPTER 189, *FLORIDA STATUTES*; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") is empowered to provide a funding source and to impose special assessments upon the properties within the District; and,

WHEREAS, the District has prepared for consideration and approval an Amended Budget.

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

Section 1. The Amended Budget for Fiscal Year 2025/2026 attached hereto as Exhibit "A" is hereby approved and adopted by the Board.

Section 2. The Secretary/Assistant 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 4th day of November, 2026.

ATTEST:

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT

By:_____
Secretary/Assistant Secretary

By:_____
Chair/Vice Chair

Summerville
Community Development District

Amended Final Budget For
Fiscal Year 2025-2026
October 1, 2025 - September 30, 2026

CONTENTS

I AMENDED FINAL OPERATING FUND BUDGET

II AMENDED FINAL DEBT SERVICE FUND BUDGET

AMENDED FINAL BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
OPERATING FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
ADMINISTRATIVE ASSESSMENTS	82,289	**82,512**	82,512
MAINTENANCE ASSESSMENTS	102,998	**102,708**	102,708
DEBT ASSESSMENTS	197,090	**196,535**	196,535
OTHER REVENUES	0	**0**	0
INTEREST INCOME	1,200	**5,600**	5,484
TOTAL REVENUES	**$ 383,577**	**$ 387,355**	**$ 387,239**
EXPENDITURES			
ADMINISTRATIVE EXPENDITURES			
SUPERVISOR FEES	5,000	**1,800**	1,800
PAYROLL TAXES (EMPLOYER)	383	**158**	158
MANAGEMENT	30,744	**30,744**	28,182
SECRETARIAL	4,200	**4,200**	3,850
LEGAL	10,000	**9,000**	6,378
ASSESSMENT ROLL	7,500	**7,500**	0
AUDIT FEES	3,600	**3,600**	3,600
INSURANCE	7,300	**7,629**	7,269
LEGAL ADVERTISING	2,200	**5,400**	4,343
MISCELLANEOUS	1,100	**1,500**	1,307
POSTAGE	275	**245**	224
OFFICE SUPPLIES	425	**340**	297
DUES & SUBSCRIPTIONS	175	**175**	175
TRUSTEE FEES	3,500	**3,500**	3,500
CONTINUING DISCLOSURE FEE	350	**350**	0
WEBSITE MANAGEMENT	2,000	**2,000**	1,832
ADMINISTRATIVE CONTINGENCY	600	**600**	0
TOTAL ADMINISTRATIVE EXPENDITURES	**$ 79,352**	**$ 78,741**	**$ 62,915**
MAINTENANCE EXPENDITURES			
FIELD OPERATIONS MANAGEMENT	720	**720**	660
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,400	**2,800**	2,800
PRESSURE CLEANING	9,498	**9,400**	8,587
SIDEWALKS (MILLING & REPLACEMENT)	7,000	**2,500**	0
HOA CONTRIBUTION - STREET LIGHTS	16,200	**16,200**	16,200
HOA CONTRIBUTION - LANDSCAPING	58,000	**58,000**	58,000
MAINTENANCE CONTINGENCY	3,000	**13,000**	9,024
TOTAL MAINTENANCE EXPENDITURES	**$ 96,818**	**$ 102,620**	**$ 95,271**
TOTAL EXPENDITURES	**$ 176,170**	**$ 181,361**	**$ 158,186**
REVENUES LESS EXPENDITURES	**$ 207,407**	**$ 205,994**	**$ 229,053**
BOND PAYMENTS	(185,265)	**(187,149)**	(187,149)
BALANCE	**$ 22,142**	**$ 18,845**	**$ 41,904**
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,647)	**(3,668)**	(3,668)
DISCOUNTS FOR EARLY PAYMENTS	(15,295)	**(14,542)**	(14,542)
EXCESS/ (SHORTFALL)	**$ (800)**	**$ 635**	**$ 23,694**
CARRYOVER FROM PRIOR YEAR	800	**800**	0
Net Excess/ (Shortfall)	**$ -**	**$ 1,435**	**$ 23,694**

FUND BALANCE AS OF 9/30/25	$185,945
FY 2025/2026 ACTIVITY	$635
FUND BALANCE AS OF 9/30/26	$186,580

Notes
$800 Of Fund Balance Was Used To Reduce 2025/2026 Assessments.
$2,500 Of Fund Balance To Be Used To Reduce 2026/2027 Assessments.

AMENDED FINAL BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
DEBT SERVICE FUND
FISCAL YEAR 2025/2026
OCTOBER 1, 2025 - SEPTEMBER 30, 2026

REVENUES	FISCAL YEAR 2025/2026 BUDGET 10/1/25 - 9/30/26	AMENDED FINAL BUDGET 10/1/25 - 9/30/26	YEAR TO DATE ACTUAL 10/1/25 - 8/31/26
Interest Income	1,000	**4,500**	4,391
NAV Tax Collection	185,265	**187,149**	187,149
Total Revenues	**$ 186,265**	**$ 191,649**	**$ 191,540**
EXPENDITURES			
Principal Payments	127,000	**127,000**	127,000
Interest Payments	58,133	**60,355**	60,355
Bond Redemption	1,132	**0**	0
Total Expenditures	**$ 186,265**	**$ 187,355**	**$ 187,355**
Excess/ (Shortfall)	**$ -**	**$ 4,294**	**$ 4,185**

FUND BALANCE AS OF 9/30/25	$111,515
FY 2025/2026 ACTIVITY	$4,294
FUND BALANCE AS OF 9/30/26	$115,809

Notes
Reserve Fund Balance = $5,074*.
Revenue Fund Balance = $110,735*.
Revenue Fund Balance To Be Used To Make 11/1/2026 Interest Payment Of $27,955.
* Approximate Amounts

Series 2020 Bond Refunding Information

Original Par Amount =	$2,193,000	Annual Principal Payments Due:
Interest Rate =	3.0% - 4.00%	May 1st
Issue Date =	December 2020	Annual Interest Payments Due:
Maturity Date =	May 2036	May 1st & November 1st
Par Amount As Of 8/31/26 =	$1,485,000	

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING AN ANNUAL REPORT OF GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Summerville Community Development District (the "District") is a local unit of special-purpose government organized and existing under and pursuant to Chapters 189 and 190, Florida Statutes, as amended; and

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida, and creating Section 189.0694, Florida Statutes; and

WHEREAS, the District adopted Resolution 2024-06 on October 2, 2024, establishing goals and objectives for the District and creating performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, pursuant to Section 189.0694, Florida Statutes, the District must adopt and publish on its website an annual report prior to December 1st of each year, describing the goals and objectives achieved by the district, as well as the performance measures and standards used by the district to make this determination, and any goals or objectives the district failed to achieve.

WHEREAS, the District Manager has the annual report of the District's goals, objectives, and performance measures and standards attached hereto and made a part hereof as **Exhibit A** (the "Annual Report") and presented the Annual Report to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached annual report of the goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the Annual Report regarding the District's success or failure in achieving the adopted goals and objectives and directs the District Manager to take all necessary actions to comply with Section 189.0694, Florida Statutes.

SECTION 3. If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This Resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 4th day of November, 2026.

ATTEST:	**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Print name: _____	Print name: _____
Secretary/Assistant Secretary	Chair/Vice Chair, Board of Supervisors

Exhibit A: Annual Report of Performance Measures/Standards

Exhibit A
Summerville Community Development District
2025/2026 Annual Report of Performance Measures and Standards

Program/Activity: **District Administration**
Goal: Remain compliant with Florida Law for all district meetings

Objectives:

- Notice all District regular meetings, special meetings, and public hearings.
- Conduct all post-meeting activities.
- District records retained in compliance with Florida Sunshine Laws.

Performance Measures:

- All Meetings publicly noticed as required.
  Achieved: Yes ☑ No ☐
- Meeting minutes and post-meeting action completed as evidenced by District Management's records.
  Achieved: Yes ☑ No ☐
- District records retained as required by law, and readily available to the public.
  Achieved: Yes ☑ No ☐

Program/Activity: **District Finance**
Goal: Remain Compliant with Florida Law for all district financing activities

Objectives:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
- District amended fiscal year budget within 60 days following the end of the fiscal year.
- Process all District finance accounts receivable and payable
- Support District annual financial audit activities

Performance Measures:

- District adopted fiscal year proposed budget by June 15 and the final fiscal year budget by September 30.
  Achieved: Yes ☑ No ☐
- District amended budget within 60 days following the end of the fiscal year.
  Achieved: Yes ☑ No ☐
- District accounts receivable/payable processed for the year.
  Achieved: Yes ☑ No ☐
- "No findings" for annual financial audit
  Achieved: Yes ☑ No ☐
  - If "no" explain: _____

Program/Activity: **District Operations**
Goal: Insure, Operate and Maintain District owned Infrastructure & assets

Objectives:

- Annual renewal of District insurance policy(s).
- Obtain all necessary contracted services for District operations and infrastructure.
- Determine all vendors are in compliance with contracts with District.

Performance Measures:

- District insurance policies reviewed and in place.

  Achieved: Yes ☑ No ☐

- Contracted Services obtained for all District operations.

  Achieved: Yes ☑ No ☐

- All District contracts in compliance.

  Achieved: Yes ☑ No ☐

October 7, 2026

RE: Summerville Community Development District Auditor Renewal

At the September 6, 2023 Summerville Community Development District Board Of Supervisors meeting, the firm of Grau & Associates was selected to perform the 9-30-2023, 9-30-2024 and 9-30-2025 year end audits of the District with an option to perform the 9-30-2026 and 9-30-27 audits.

The fees for the 9-30-2023 audit were $3,400. The fees for the 9-30-2024 audit were $3,500. And the fees for the 9-30-2025 audit were $3,600. The proposed fee for the 9-30-2026 audit is $3,700, which is more than the budgeted amount for audit fees for Fiscal Year 2025/2026. And the proposed fee for the 9-30-2027 audit is $3,800.

Management is pleased with the professionalism and the competence of the Grau & Associates partners and staff; therefore management recommends that the Board approve the renewal option for the Fiscal Year Ending 9-30-2026 and 9-30-2027 audits for Grau & Associates.

Special District Services, Inc.

FL Certificate of Authorization No. 7538
8935 NW 35 Lane, Suite 101
Doral, FL 33172
Tel. (305) 640-1345
E-Mail: Alvarez@Alvarezeng.com

June 17, 2026

Ms. Nancy Nguyen
District Manager
Summerville Community Development District
Special District Services, Inc.
The Oaks Center
2501A Burns Road
Palm Beach Gardens, FL 33410

Re: Year 2026 Summerville Community Development District Report

Via email only: nnguyen@sdsinc.org

Dear Ms. Nguyen,

The intent of this report is fourfold: 1) To inform as to the status of ownership of the infrastructure that was financed or constructed by the District; 2) To describe the state, working order and condition of the infrastructure still owned by the District; 3) To give recommendations as to the funds estimated necessary for the proper maintenance, repair and operation of the District's infrastructure and; 4) To report on the insurance being carried by the District.

The District is located in Section 19, Township 56S, Range 40E and in Section 24, Township 56S, Range 39E in Miami-Dade County, Florida. It is bounded by theoretical SW 118 Place and SW 117 Avenue on the west, SW 116 Court, the plat of Silver Palm East Section One (Plat Book 164, Page 51) and Mangus Subdivision Section Two (Plat Book 159, page 50) on the east, SW 247 Street and SW 245 Street on the south and SW 242 Street , SW 244 Street and the plat of Silver Palm Southwest (Plat Book 166, Page 74) and on the north. The development is located within Zip Code 33032. Refer to Exhibit 1.

1. **Infrastructure Ownership**

   a. *Roads*
   All avenues, streets, lanes, terraces, places, courts, paths and alleys within the District have been dedicated to Miami-Dade County for the perpetual use of the public. This was accomplished by the recording of the following plats:

   i. "Summerville Subdivision" Recorded on September 23, 2004 in Miami-Dade County at PB 162, PG 44 (This Development portion is referred to as Phase I in this Engineer's Report).

   ii. "Summerville Villas" Recorded on August 16, 2006 in Miami-Dade County PB 165, PG 41 (This Development portion is referred as Phase II in this Engineer's Report).

   b. *Stormwater Management System*
   i. The road drainage systems within the right of ways have been dedicated to the County for the perpetual use of the public by the recording of the plats described above.

ii. The above-listed plats also dedicate park tracts and other tracts for common areas for joint and several uses of the property owners and for the installation and maintenance of public utilities. These common area tracts are owned and maintained by the District as described below, and depicted in Exhibit 2:

1. Summerville Subdivision: Tracts "A" through "Z" and Tracts "AA" through "F" and Tracts "HH", "II", "JJ", "LL, and "NN" of Summerville Subdivision, PB 162, PG 44 (Folio Numbers 30-6019-009-1840 and 30-6019-009-1850). The deed granting the tracts to the CDD was recorded at ORB 30810, PG 4566.
2. Summerville Villas: A portion of Tract "A" and all of Tracts "C" through "Z" of Summerville Villas, PB 165, PG 41 (Folio Numbers 30-6924-001-0850 and 30-6924-001-0870). The deeds granting the tracts to the CDD were recorded at ORB 30810, PG 4566.

c. *Water and Sewer Systems*

The water and sewer systems in the District were conveyed to Miami-Dade County Water and Sewer Department (WASD) for ownership and maintenance. Concerns may be reported to the County at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

2. State, Working Order and Condition of the Infrastructure Currently Owned by the District

a. *Roads*

i. Summerville Subdivision: The County roads are in good working order and condition. Concerns with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the following link:

http://www.miamidade.gov/publicworks/report-problems.asp

ii. Summerville Villas: The County roads are in good working order and condition. Concerns with the County roads may be reported online to the Miami-Dade County Department of Public Works and Waste Management by following the link above.

b. *Stormwater Management System*

i. The roadway drainage systems in the District have been completed. The open areas and parks in the District are completed and in good condition.

ii. Flood and drainage complaints within the road right of ways may be reported online to the Miami-Dade County Department of Public Works and Waste Management by filing the following form:

https://www.miamidade.gov/environment/flood-complaints.asp

c. *Water Distribution System*

i. The water distribution system has been completed and conveyed to the County for ownership and maintenance under WASD Agreements No. 18364 and 19297.

d. *Sanitary Sewer System*

i. The sanitary sewer system has been completed and conveyed in good working order and condition to Miami-Dade County for ownership and maintenance, under WASD Agreements No. 18364 and 19297.

Concerns with the water and sewer systems owned by WASD may be reported to WASD at either of the following numbers: 305-274-9272 (Emergencies) or 305-665-7477 (Customer Service).

3. Estimated Maintenance Costs for District-Owned Infrastructure

a. *General*

i. We think that for Fiscal Year 2026-2027, the District proposed amounts for field operations are adequate to properly maintain, repair and operate the public infrastructure for which the District is currently responsible. (Refer to http://summervillecdd.org/financials/ for the FY 2026-2027 Proposed Budget).

b. *Roads*

i. The County maintains the County-owned roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.

ii. Park and open space tracts are owned and maintained by the District. The District has allocated enough funds to maintain these areas in the 2026-2027 Fiscal Year Budget.

c. *Stormwater Management System*

i. The County maintains the drainage system of the roads within the District and therefore no maintenance cost estimates are given for such purpose in this report.

d. *Water and Sewer Systems*

i. The water and sewer systems in Phases I and II are maintained, operated and funded by WASD, and therefore no maintenance cost estimates are given for such purpose in this report.

4. Insurance

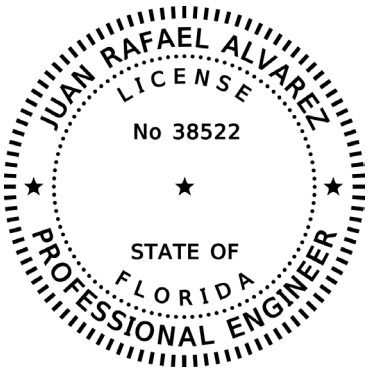
Alvarez Engineers has reviewed the District's general liability, hired non-owned auto, employment practices liability and public officials liability insurance policy provided by Florida Insurance Alliance under Agreement No. 100125063 for the period between October 1, 2025 and October 1, 2026. The District has budgeted enough funds to cover the insurance premium.

This report was prepared to the best of my knowledge and belief and is based on field observations conducted by Alvarez Engineers personnel, the District Engineer's Report, public documents available, and communications with the District's field staff.

If you have any questions, please do not hesitate to contact us at 305-640-1345 or at Alvarez@Alvarezeng.com.

Sincerely,
Alvarez Engineers, Inc.

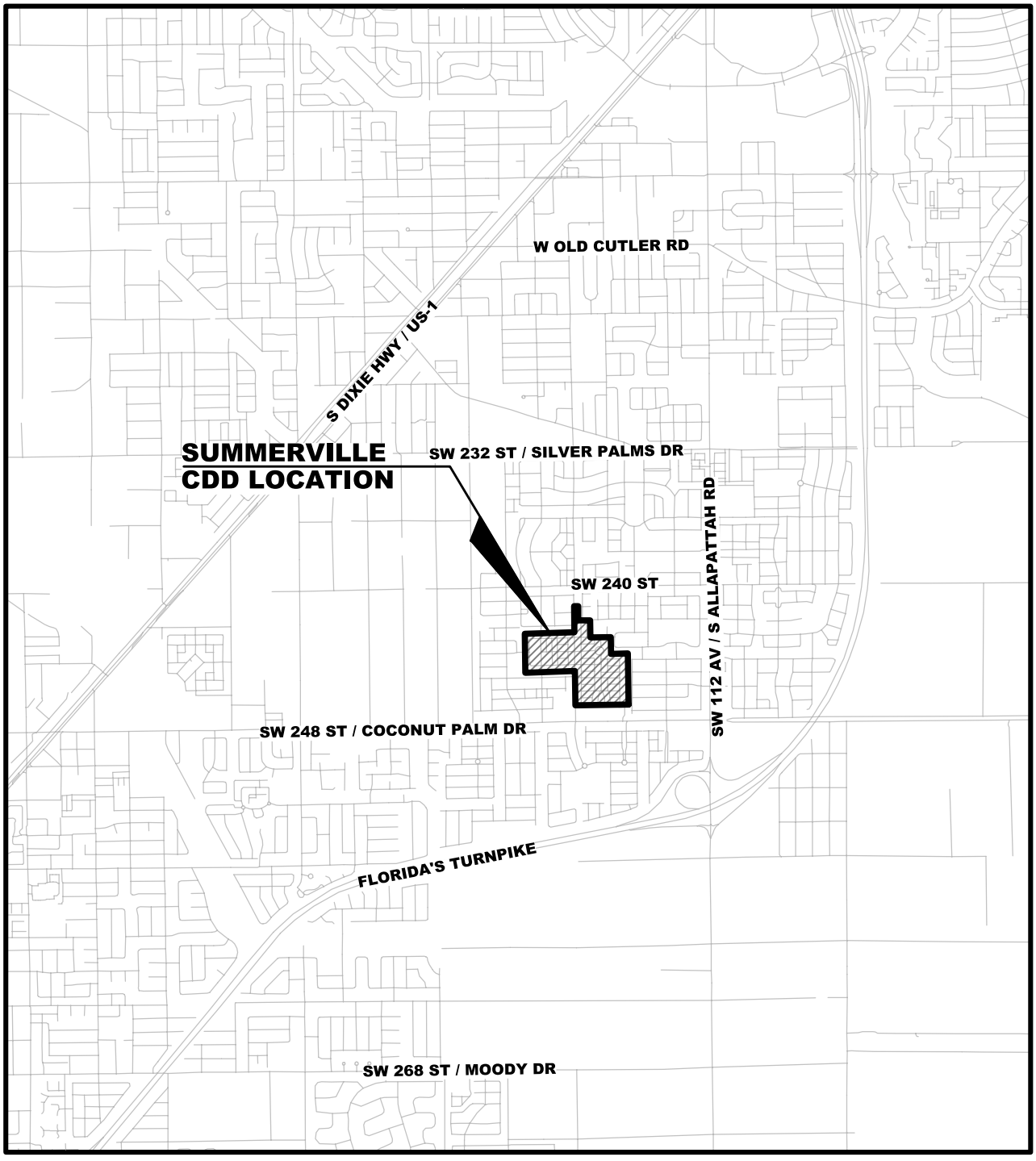
Juan R. Alvarez, PE
District Engineer
Date: June 17, 2026

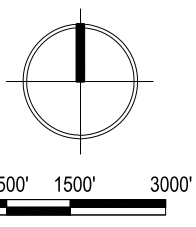


This item has been digitally signed and sealed by Juan R. Alvarez, PE on the date adjacent to the seal.

Signature must be verified on any electronic copies.

Cc Michael Pawelczyk, District Counsel mjp@bclmr.com

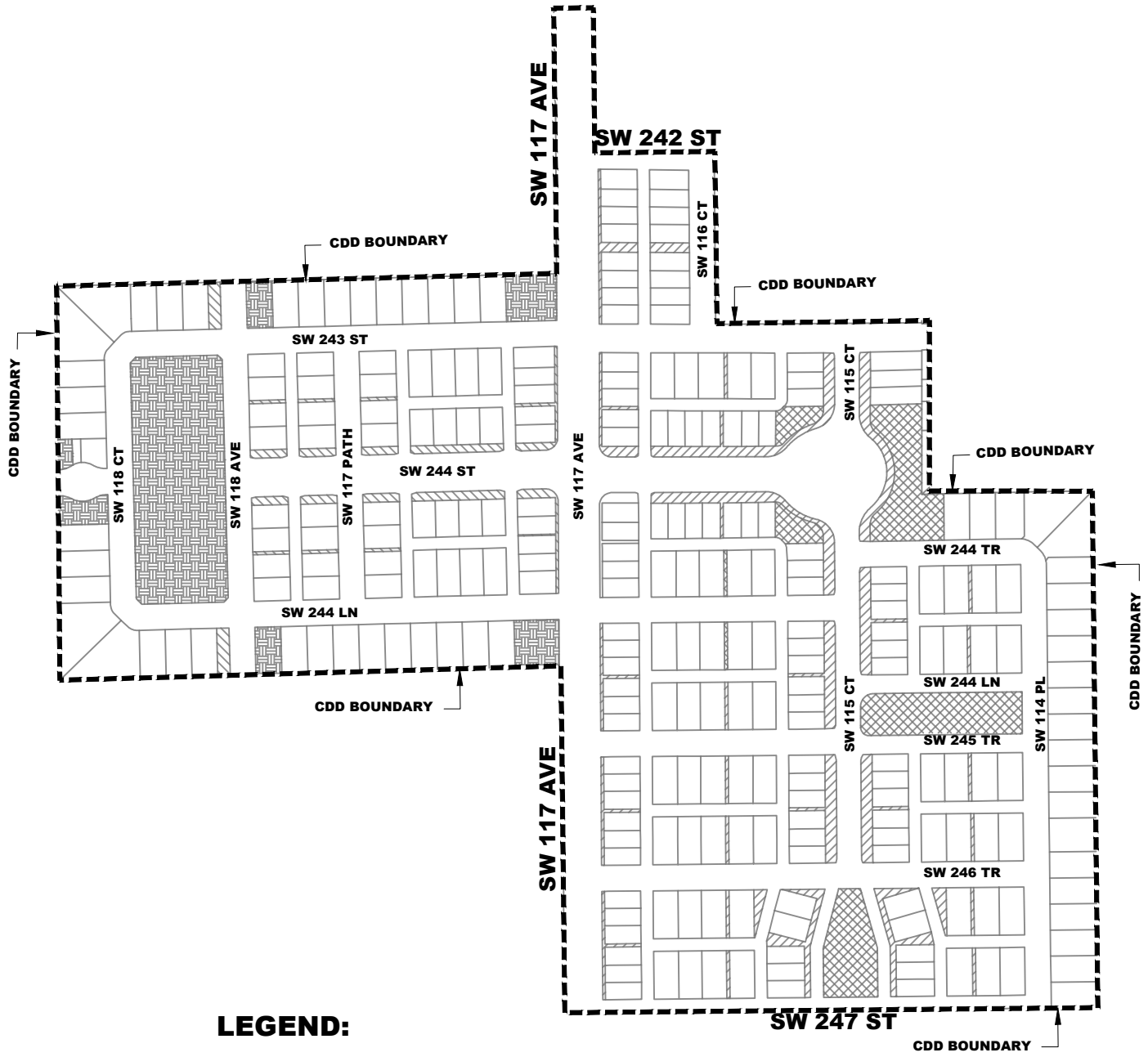




ALVAREZ ENGINEERS, INC.

SUMMERVILLE CDD
LOCATION MAP

EXHIBIT 1



LEGEND:

TRACTS H, I, K, II & JJ OF SUMMERVILLE (PB 162, PG 44)
FOLIO: 30-6019-009-1850
(SWD: ORB 30810, PG 4566)
CATEGORY: PARK

TRACTS C, G THRU J & L THRU X OF SUMMERVILLE VILLAS (PB 165, PG 41)
FOLIO: 30-6924-001-0870
(SWD: ORB 30810, PG 4566)
CATEGORY: COMMON AREA

TRACTS A THRU G, J, L THRU Z & AA THRU FF & HH, LL,NN OF SUMMERVILLE (PB 162, PG 44)
FOLIO: 30-6019-009-1840
(SWD: ORB 30810, PG 4566)
CATEGORY: COMMON AREA

TRACTS A, D, E, F, K, Y & Z (PB 165-041)
FOLIO: 30-6924-001-0850
(SWD: ORB 30810, PG 4566)
CATEGORY: PARK TRACTS

LEGEND:
ORB: OFFICIAL RECORD BOOK
PB: PLAT BOOK
PG: PAGE
WD: WARRANTY DEED
SWD: SPECIAL WARRANTY DEED

0 50' 150' 300'

ALVAREZ ENGINEERS, INC.

SUMMERVILLE CDD
CDD LAND OWNERSHIP