



**SUMMERSVILLE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MAY 5, 2021
9:00 A.M.**

Special District Services, Inc.
6625 Miami Lakes Drive, Suite 374
Miami Lakes, FL 33014

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
REGULAR BOARD MEETING
May 5, 2021
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. March 23, 2021 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Community Parking – Caltran Engineering Group, Inc.
 - 2. Update Regarding Fence Encroachments (Phase 2)
 - 3. Update Regarding Additional Street Lighting Poles
 - 4. Ratifying District Manager’s Actions – E-Verify Memorandum of Understanding
 - 5. Consider Resolution No. 2021-02 – Adopting a Fiscal Year 2021/2022 Proposed Budget.....Page 6
- H. New Business
 - 1. Staff Report as Required
- I. Administrative & Operational Matters
 - 1. Statement of Financial Interests/Disclosure 2020 Form 1 – Filing Deadline: July 1, 2021
- J. Board Member and Staff Closing Comments
- K. Adjourn

MIAMI DAILY BUSINESS REVIEW

Published Daily except Saturday, Sunday and
Legal Holidays
Miami, Miami-Dade County, Florida

STATE OF FLORIDA
COUNTY OF MIAMI-DADE:

Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County, Florida; that the attached copy of advertisement, being a Legal Advertisement of Notice in the matter of

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT -
REVISED FISCAL YEAR 2020/2021 REGULAR MEETING
SCHEDULE

in the XXXX Court,
was published in said newspaper in the issues of

03/30/2021

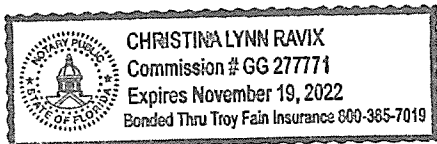
Affiant further says that the said Miami Daily Business Review is a newspaper published at Miami, in said Miami-Dade County, Florida and that the said newspaper has heretofore been continuously published in said Miami-Dade County, Florida each day (except Saturday, Sunday and Legal Holidays) and has been entered as second class mail matter at the post office in Miami in said Miami-Dade County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Guillermo Garcia

Sworn to and subscribed before me this
30 day of MARCH, A.D. 2021

[Signature]

(SEAL)
GUILLERMO GARCIA personally known to me



**SUMMERVILLE COMMUNITY DEVELOPMENT
DISTRICT
REVISED FISCAL YEAR 2020/2021
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:

- April 7, 2021
- May 5, 2021
- June 2, 2021
- July 7, 2021
- September 1, 2021

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 561-630-4922 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 561-630-4922 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
3/30

21-61/0000521810M

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
MARCH 23, 2021**

A. CALL TO ORDER

The March 23, 2021, Regular Board Meeting of the Summerville Community Development District (the “District”) was called to order at 10:45 a.m. in the Crexent Business Center 3rd Floor Conference Room located at 6625 Miami Lakes Drive, Miami Lakes, Florida 33014.

B. PROOF OF PUBLICATION

Mr. Silva presented proof of publication that notice of the Regular Board Meeting had been published in the *Miami Daily Business Review* on October 16, 2020, as part of the District’s Fiscal Year 2020/2021 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Mr. Silva determined that the attendance of Chairperson Eradio Abreu, Vice Chairman Lazaro Gonzalez, and Supervisors Barbara Tomas, Bryan Rosales, and Salvador Kalil constituted a quorum and it was in order to proceed with the meeting.

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

Also in attendance was: Pastora Rondon, of Miami, Florida via conference call.

D. ADDITIONS OR DELETIONS TO THE AGENDA

There were no additions or deletions to the agenda.

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

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

F. APPROVAL OF MINUTES

1. February 23, 2021, Regular Board Meeting

Mr. Silva presented the minutes of the February 23, 2021, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Gonzalez, seconded by Mr. Abreu and passed unanimously approving the minutes of the February 23, 2021, Regular Board Meeting, *as presented*.

G. OLD BUSINESS

1. Update Regarding Community Parking – Caltran Engineering Group, Inc.

Mr. Silva advised that Miami-Dade County (the “County”) was still in the process of reviewing the additional parking spaces request. More information on this topic will be provided at a future meeting.

2. Update Regarding Encroachment Agreement Requests

Mr. Silva stated, pursuant to the Board’s request, that Ms. Pastora Rondon had provided Ms. Nguyen with a fence permit for the improvements located on Tract “D”. Mr. Silva advised that Ms. Nguyen was also in receipt of a letter from Ms. Rondon’s neighbor, stating that he had no issues or disagreements with the location of Ms. Rondon’s fence. Additionally, at the Board’s request, Ms. Wald prepared an Encroachment Agreement, should the Board decide to approve Ms. Rondon’s fence encroachment onto the District owned tract, Tract “D”. A discussion ensued after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Abreu and unanimously passed approving the Encroachment Agreement between the District and Pastora Rondon and Harold Leonel Foster Mayorga (the owners of the fence), in substantially final form (Ms. Nguyen to include Exhibit A); and further authorizing Ms. Nguyen to circulate the Encroachment Agreement to all parties for execution.

Ms. Rondon thanked the Board for their consideration and acceptance of her request. At this time Ms. Rondon ended the conference call.

3. Update Regarding Fence Encroachments (Phase 2)

Mr. Silva explained that Ms. Nguyen was still awaiting an update from D.R. Horton regarding the permits for the relocation of the fences encroaching onto District owned tracts in Phase 2 (Tracts “V”, “W” and “X”). More information will be provided regarding this item at a future meeting.

4. Discussion Regarding Pressure Cleaning of Sidewalks (Phase 1)

Mr. Silva advised that he was in receipt of two (2) updated pressure cleaning proposals that include the following scope of work:

- Pressure cleaning of approximately 10,921 linear feet of sidewalks (District owned sidewalks)
- Pressure cleaning of approximately 2,886 linear feet of sidewalks (county owned sidewalks)
- Pressure cleaning of approximately 16,394 linear feet of curbs and valley gutters

The Pressure Cleaning Man - \$9,753.50

Trimscape Corp. - \$7,970.33

A discussion ensued, after which:

A **motion** was made by Mr. Gonzalez, seconded by Mr. Abreu and unanimously passed accepting the proposal from Trimscape Corp., subject to Ms. Nguyen circulating a map to the Board, indicating all of the areas to be serviced.

5. Update Regarding Street Lighting

Mr. Silva stated that Ms. Nguyen, Julian Romero (District Field Operations Manager) and Ms. Tomas were scheduled to meet on-site on Tuesday, March 30th. The purpose of the on-site meeting is to conduct an inspection of the areas that require more lighting and the possibility of installing street light poles in those areas. Following the inspection, Ms. Nguyen will provide the request to Florida Power and Light (FPL) for further review. More information will be provided regarding this matter at a future meeting.

H. NEW BUSINESS

1. Consider Resolution No. 2021-01A – E-Verify Memorandum of Understanding (Revision to Res. No. 2021-01)

Mr. Silva explained that he would like to make a revision to Resolution No. 2021-01, which was presented and approved by the Board during the February 23rd meeting. He further explained that Section 3 of Resolution No. 2021-01 authorized the District Chairman and Vice Chairman to execute the E-Verify Memorandum of Understanding. Resolution No. 2021-01A revises Section 3 to authorize the District Manager to execute the E-Verify Memorandum of Understanding.

Ms. Wald suggested the Board ratify the District Manager’s action rather than revise the resolution. A discussion ensued, after which:

This item was *deferred* to the next scheduled meeting where a motion would be made to ratify the District Manager’s actions.

2. Consider Resolution No. 2021-02 – Adopting a Fiscal Year 2021/2022 Proposed Budget

Mr. Silva presented Resolution No. 2021-02 entitled:

RESOLUTION NO. 2021-02

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 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

Mr. Silva explained that due to the refinancing of the Bonds, there was a savings of approximately \$145 per residential unit in the District. These savings allowed for the District to lower the annual proposed 2021/2022 fiscal year carryover as well as add a budget line item for the annual pressure cleaning of the sidewalks in Phases 1 and 2. A discussion ensued, after which:

There was a consensus of the Board to *defer* this item to the next scheduled meeting and to have Ms. Nguyen present a couple of fiscal year 2021/2022 proposed budget scenarios. The proposed budget scenarios should include the following:

Scenario 1: (do not increase assessments)

- Include Phase 1 and Phase 2 pressure cleaning of sidewalks, curbs, and valley gutters
- Keep carryover

Scenario 2: (increase assessments)

- Include Phase 1 and Phase 2 pressure cleaning of sidewalks, curbs, and valley gutters
- Eliminate carryover

Scenario 3: (increase assessments)

- Include Phase 1 and Phase 2 pressure cleaning of sidewalks, curbs, and valley gutters
- Eliminate carryover
- Phase 1 and Phase 2 additional street light pole project
- Phase 1 park tract shed installation
- Phase 1 and Phase 2 mailbox bank canopies with lighting project (3-5 year project)
- Phase 1 and Phase 2 additional parking project (3-5 year project)

Mr. Silva informed the Board that he would relay this request to Ms. Nguyen.

I. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Discussion Regarding Meeting Venue, Time & Dates

Mr. Silva advised that pursuant to the Board’s discussion during the February 23rd meeting, Ms. Nguyen has confirmed board room availability at the Special District Services, Inc. Kendall office. Should the Board decide to change the meeting venue, time, and dates of District meetings, meetings would be held in the second floor conference room at 8785 SW 165 Avenue, Suite 200, Miami, Florida 33193 on the 1st Wednesday of select months, beginning at 9:00 a.m. Mr. Silva explained that the updated meeting schedule could be found on page 27 of the meeting booklet.

A **motion** was made by Ms. Tomas, seconded by Mr. Gonzalez and unanimously passed to adopt the meeting schedule provided and further authorizing the District Manager to advertise the revised schedule, *as legally required*.

J. BOARD MEMBER & STAFF CLOSING COMMENTS

Ms. Tomas stated that the Homeowners’ Association had received several reports of snake sightings in Phase 2. She further explained that she believes it was due to the neighboring construction. Ms. Wald suggested looking into hiring a snake wrangler to remove as many snakes as possible for a one-time fee. Mr. Silva stated that he would have Ms. Nguyen obtain proposals for a snake wrangler. Additionally, Mr. Silva stated that he would ask Ms. Nguyen to email the Board a preventing snake encounters flyer.

K. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Gonzalez, seconded by Mr. Abreu and unanimously passed to adjourn the Regular Board Meeting at approximately 11:31 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

RESOLUTION NO. 2021-02

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 2021/2022; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “Board”) of the Summerville Community Development District (the “District”) is required by Section 190.008(2)(a), *Florida Statutes*, to approve a Proposed Budget for each fiscal year; and,

WHEREAS, the Proposed Budget including the Assessments for Fiscal Year 2021/2022 has been prepared and considered by the Board.

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

Section 1. The Proposed Budget including the Assessments for Fiscal Year 2021/2022 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for _____ at ____ a.m. in the _____, for the purpose of receiving public comments on the Proposed Fiscal Year 2021/2022 Budget.

PASSED, ADOPTED and EFFECTIVE this 5th day of May, 2021.

ATTEST:

**SUMMERVILLE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Summerville Community Development District

Scenario #1 - No Assessment Increase

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	65,636
MAINTENANCE ASSESSMENTS	39,277
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	360
TOTAL REVENUES	\$ 302,363
EXPENDITURES	
MAINTENANCE EXPENDITURES	
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	6,000
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,200
MISCELLANEOUS MAINTENANCE	0
PRESSURE CLEANING	14,000
HOA CONTRIBUTION	15,000
TOTAL MAINTENANCE EXPENDITURES	\$ 36,920
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	27,360
SECRETARIAL	4,200
LEGAL	9,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
INSURANCE	6,250
LEGAL ADVERTISING	820
MISCELLANEOUS	825
POSTAGE	150
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,000
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,463
TOTAL EXPENDITURES	\$ 109,383
REVENUES LESS EXPENDITURES	\$ 192,980
BOND PAYMENTS	(185,265)
BALANCE	\$ 7,715
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,040)
DISCOUNTS FOR EARLY PAYMENTS	(12,080)
EXCESS/ (SHORTFALL)	\$ (10,405)
CARRYOVER FROM PRIOR YEAR	10,405
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	43,359	41,878	65,636	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	23,298	24,383	39,277	Expenditures/.94
DEBT ASSESSMENTS	235,878	235,785	197,090	Bond Payments/.94
OTHER REVENUES	3,277	0	0	
INTEREST INCOME	487	360	360	Projected At \$30 Per Month
TOTAL REVENUES	\$ 306,299	\$ 302,406	\$ 302,363	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	11,250	6,000	6,000	No Change From 2020/2021 Budget
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2020/2021 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,450	1,200	1,200	No Change From 2020/2021 Budget
MISCELLANEOUS MAINTENANCE	10,222	0	0	
PRESSURE CLEANING	0	0	14,000	Pressure Cleaning
HOA CONTRIBUTION	0	15,000	15,000	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 24,642	\$ 22,920	\$ 36,920	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	0	383	383	Supervisor Fees * 7.65%
MANAGEMENT	26,388	26,988	27,360	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2020/2021 Budget
LEGAL	9,998	9,000	9,000	No Change From 2020/2021 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2020/2021 Audit
INSURANCE	5,251	6,250	6,250	Insurance Estimate
LEGAL ADVERTISING	1,354	720	820	\$100 Increase From 2020/2021 Budget
MISCELLANEOUS	96	850	825	\$25 Decrease From 2020/2021 Budget
POSTAGE	91	150	150	No Change From 2020/2021 Budget
OFFICE SUPPLIES	346	400	400	No Change From 2020/2021 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2020/2021 Budget
TRUSTEE FEES	3,000	3,000	3,000	No Change From 2020/2021 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2020/2021 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2020/2021 Budget
ADMINISTRATIVE CONTINGENCY	0	1,200	1,200	No Change From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,399	\$ 71,916	\$ 72,463	
TOTAL EXPENDITURES	\$ 89,041	\$ 94,836	\$ 109,383	
REVENUES LESS EXPENDITURES	\$ 217,258	\$ 207,570	\$ 192,980	
BOND PAYMENTS	(224,537)	(221,638)	(185,265)	2022 P&I Payments Less Interest
BALANCE	\$ (7,279)	\$ (14,068)	\$ 7,715	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,908)	(6,040)	(6,040)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,584)	(12,082)	(12,080)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (21,771)	\$ (32,190)	\$ (10,405)	
CARRYOVER FROM PRIOR YEAR	0	32,190	10,405	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (21,771)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	2,496	200	25	Projected Interest For 2021/2022
NAV Tax Collection	224,537	221,638	185,265	Maximum Debt Service Collection
Total Revenues	\$ 227,033	\$ 221,838	\$ 185,290	
EXPENDITURES				
Principal Payments	90,000	95,000	109,000	Principal Payment Due In 2022
Interest Payments	134,200	126,638	72,640	Interest Payments Due In 2022
Transfer To Construction Fund	8,065	200	0	Construction Fund Eliminated
Bond Redemption	0	0	3,650	Estimated Excess Debt Collections
Total Expenditures	\$ 232,265	\$ 221,838	\$ 185,290	
Excess/ (Shortfall)	\$ (5,232)	\$ -	\$ -	

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 1/1/21 = \$2,193,000

Summerville Community Development District Assessment Comparison

	Fiscal Year 2018/2019	Fiscal Year 2019/2020	Fiscal Year 2020/2021	Fiscal Year 2021/2022
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative	\$ 210.20	\$ 160.59	\$ 156.85	\$ 245.84
Maintenance	\$ 36.34	\$ 87.26	\$ 91.33	\$ 147.11
<u>Debt</u>	\$ 884.88	\$ 883.44	\$ 883.10	\$ 738.17
Total	\$ 1,131.42	\$ 1,131.29	\$ 1,131.28	\$ 1,131.12

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Bond Refunding:

- Savings Of \$144.93 Per Unit
- Savings Used For Pressure Cleaning
- And To Reduce Carryover From Prior Year

Community Information:

Total Units 267

Summerville Community Development District

Scenario #2 - Slight Assessment Increase

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	76,705
MAINTENANCE ASSESSMENTS	39,277
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	360
TOTAL REVENUES	\$ 313,432
EXPENDITURES	
MAINTENANCE EXPENDITURES	
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	6,000
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,200
MISCELLANEOUS MAINTENANCE	0
PRESSURE CLEANING	14,000
HOA CONTRIBUTION	15,000
TOTAL MAINTENANCE EXPENDITURES	\$ 36,920
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	27,360
SECRETARIAL	4,200
LEGAL	9,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
INSURANCE	6,250
LEGAL ADVERTISING	820
MISCELLANEOUS	825
POSTAGE	150
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,000
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,463
TOTAL EXPENDITURES	\$ 109,383
REVENUES LESS EXPENDITURES	\$ 204,049
BOND PAYMENTS	(185,265)
BALANCE	\$ 18,784
COUNTY APPRAISER & TAX COLLECTOR FEE	(6,261)
DISCOUNTS FOR EARLY PAYMENTS	(12,523)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
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DEBT ASSESSMENTS	235,878	235,785	197,090	Bond Payments/.94
OTHER REVENUES	3,277	0	0	
INTEREST INCOME	487	360	360	Projected At \$30 Per Month
TOTAL REVENUES	\$ 306,299	\$ 302,406	\$ 313,432	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	11,250	6,000	6,000	No Change From 2020/2021 Budget
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2020/2021 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,450	1,200	1,200	No Change From 2020/2021 Budget
MISCELLANEOUS MAINTENANCE	10,222	0	0	
PRESSURE CLEANING	0	0	14,000	Pressure Cleaning
HOA CONTRIBUTION	0	15,000	15,000	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 24,642	\$ 22,920	\$ 36,920	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	0	383	383	Supervisor Fees * 7.65%
MANAGEMENT	26,388	26,988	27,360	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2020/2021 Budget
LEGAL	9,998	9,000	9,000	No Change From 2020/2021 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2020/2021 Audit
INSURANCE	5,251	6,250	6,250	Insurance Estimate
LEGAL ADVERTISING	1,354	720	820	\$100 Increase From 2020/2021 Budget
MISCELLANEOUS	96	850	825	\$25 Decrease From 2020/2021 Budget
POSTAGE	91	150	150	No Change From 2020/2021 Budget
OFFICE SUPPLIES	346	400	400	No Change From 2020/2021 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2020/2021 Budget
TRUSTEE FEES	3,000	3,000	3,000	No Change From 2020/2021 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2020/2021 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2020/2021 Budget
ADMINISTRATIVE CONTINGENCY	0	1,200	1,200	No Change From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,399	\$ 71,916	\$ 72,463	
TOTAL EXPENDITURES	\$ 89,041	\$ 94,836	\$ 109,383	
REVENUES LESS EXPENDITURES	\$ 217,258	\$ 207,570	\$ 204,049	
BOND PAYMENTS	(224,537)	(221,638)	(185,265)	2022 P&I Payments Less Interest
BALANCE	\$ (7,279)	\$ (14,068)	\$ 18,784	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,908)	(6,040)	(6,261)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,584)	(12,082)	(12,523)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (21,771)	\$ (32,190)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	32,190	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (21,771)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
Interest Income	2,496	200	25	Projected Interest For 2021/2022
NAV Tax Collection	224,537	221,638	185,265	Maximum Debt Service Collection
Total Revenues	\$ 227,033	\$ 221,838	\$ 185,290	
EXPENDITURES				
Principal Payments	90,000	95,000	109,000	Principal Payment Due In 2022
Interest Payments	134,200	126,638	72,640	Interest Payments Due In 2022
Transfer To Construction Fund	8,065	200	0	Construction Fund Eliminated
Bond Redemption	0	0	3,650	Estimated Excess Debt Collections
Total Expenditures	\$ 232,265	\$ 221,838	\$ 185,290	
Excess/ (Shortfall)	\$ (5,232)	\$ -	\$ -	

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 1/1/21 = \$2,193,000

Summerville Community Development District Assessment Comparison

	Fiscal Year 2018/2019	Fiscal Year 2019/2020	Fiscal Year 2020/2021	Fiscal Year 2021/2022
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative	\$ 210.20	\$ 160.59	\$ 156.85	\$ 287.29
Maintenance	\$ 36.34	\$ 87.26	\$ 91.33	\$ 147.11
<u>Debt</u>	\$ 884.88	\$ 883.44	\$ 883.10	\$ 738.17
Total	\$ 1,131.42	\$ 1,131.29	\$ 1,131.28	\$ 1,172.57

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Bond Refunding:

- Savings Of \$144.93 Per Unit
- Savings Used For Pressure Cleaning
- And To Reduce Carryover From Prior Year

Community Information:

Total Units 267

Summerville Community Development District

Scenario #3 - Assessment Increase

**Proposed Budget For
Fiscal Year 2021/2022
October 1, 2021 - September 30, 2022**

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- II DETAILED PROPOSED BUDGET
- III DETAILED PROPOSED DEBT SERVICE FUND BUDGET
- IV ASSESSMENT COMPARISON

PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2021/2022 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	76,705
MAINTENANCE ASSESSMENTS	146,830
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	360
TOTAL REVENUES	\$ 420,985
EXPENDITURES	
MAINTENANCE EXPENDITURES	
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	6,000
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,200
MISCELLANEOUS MAINTENANCE	0
PRESSURE CLEANING	14,000
STREET LIGHTS	12,000
STORAGE SHED	4,600
MAILBOX BANK CANOPIES & LIGHTING PROJECT	34,500
ADDITIONAL PARKING SPACES PROJECT	50,000
HOA CONTRIBUTION	15,000
TOTAL MAINTENANCE EXPENDITURES	\$ 138,020
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	27,360
SECRETARIAL	4,200
LEGAL	9,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
INSURANCE	6,250
LEGAL ADVERTISING	820
MISCELLANEOUS	825
POSTAGE	150
OFFICE SUPPLIES	400
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,000
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,463
TOTAL EXPENDITURES	\$ 210,483
REVENUES LESS EXPENDITURES	\$ 210,502
BOND PAYMENTS	(185,265)
BALANCE	\$ 25,237
COUNTY APPRAISER & TAX COLLECTOR FEE	(8,412)
DISCOUNTS FOR EARLY PAYMENTS	(16,825)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
OCTOBER 1, 2021 - SEPTEMBER 30, 2022

	FISCAL YEAR 2019/2020 ACTUAL	FISCAL YEAR 2020/2021 BUDGET	FISCAL YEAR 2021/2022 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	43,359	41,878	76,705	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	23,298	24,383	146,830	Expenditures/.94
DEBT ASSESSMENTS	235,878	235,785	197,090	Bond Payments/.94
OTHER REVENUES	3,277	0	0	
INTEREST INCOME	487	360	360	Projected At \$30 Per Month
TOTAL REVENUES	\$ 306,299	\$ 302,406	\$ 420,985	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	11,250	6,000	6,000	No Change From 2020/2021 Budget
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2020/2021 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,450	1,200	1,200	No Change From 2020/2021 Budget
MISCELLANEOUS MAINTENANCE	10,222	0	0	
PRESSURE CLEANING	0	0	14,000	Pressure Cleaning
STREET LIGHTS	0	0	12,000	Street Lights (Annual Charge)
STORAGE SHED	0	0	4,600	Storage Shed (One Time Charge)
MAILBOX BANK CANOPIES & LIGHTING PROJECT	0	0	34,500	Year One Of Three Year Project
ADDITIONAL PARKING SPACES PROJECT	0	0	50,000	Year One Of Four Year Project
HOA CONTRIBUTION	0	15,000	15,000	No Change From 2020/2021 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 24,642	\$ 22,920	\$ 138,020	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	0	383	383	Supervisor Fees * 7.65%
MANAGEMENT	26,388	26,988	27,360	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2020/2021 Budget
LEGAL	9,998	9,000	9,000	No Change From 2020/2021 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2020/2021 Audit
INSURANCE	5,251	6,250	6,250	Insurance Estimate
LEGAL ADVERTISING	1,354	720	820	\$100 Increase From 2020/2021 Budget
MISCELLANEOUS	96	850	825	\$25 Decrease From 2020/2021 Budget
POSTAGE	91	150	150	No Change From 2020/2021 Budget
OFFICE SUPPLIES	346	400	400	No Change From 2020/2021 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2020/2021 Budget
TRUSTEE FEES	3,000	3,000	3,000	No Change From 2020/2021 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2020/2021 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2020/2021 Budget
ADMINISTRATIVE CONTINGENCY	0	1,200	1,200	No Change From 2020/2021 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 64,399	\$ 71,916	\$ 72,463	
TOTAL EXPENDITURES	\$ 89,041	\$ 94,836	\$ 210,483	
REVENUES LESS EXPENDITURES	\$ 217,258	\$ 207,570	\$ 210,502	
BOND PAYMENTS	(224,537)	(221,638)	(185,265)	2022 P&I Payments Less Interest
BALANCE	\$ (7,279)	\$ (14,068)	\$ 25,237	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,908)	(6,040)	(8,412)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,584)	(12,082)	(16,825)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (21,771)	\$ (32,190)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	32,190	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (21,771)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2021/2022
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	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	Projected Assessment Before Discount*
Administrative	\$ 210.20	\$ 160.59	\$ 156.85	\$ 287.29
Maintenance	\$ 36.34	\$ 87.26	\$ 91.33	\$ 549.93
<u>Debt</u>	\$ 884.88	\$ 883.44	\$ 883.10	\$ 738.17
Total	\$ 1,131.42	\$ 1,131.29	\$ 1,131.28	\$ 1,575.39

* Assessments Include the Following :

- 4% Discount for Early Payments
- 1% County Tax Collector Fee
- 1% County Property Appraiser Fee

Bond Refunding:

- Savings Of \$144.93 Per Unit
- Savings Used For Pressure Cleaning
- And To Reduce Carryover From Prior Year

Community Information:

Total Units 267