



**SUMMERVILLE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
MARCH 2, 2022
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
REGULAR BOARD MEETING
March 2, 2022
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. February 3, 2022 Regular Board Meeting.....Page 2
- G. Old Business
 - 1. Update Regarding Additional Street Lighting Poles Project
 - 2. Update Regarding Sidewalk Trip Hazards
 - 3. Update Regarding Pressure Cleaning of Sidewalks
 - 4. Discussion Regarding Grass in Open Tract (Phase 1).....Page 6
 - 5. Discussion Regarding Ornamentals Fertilization.....Page 8
- H. New Business
 - 1. Consider Resolution No. 2022-02 – Adopting a Fiscal Year 2022/2023 Proposed Budget.....Page 9
- I. Administrative & Operational Matters
 - 1. Announcement of Qualifying Period: Noon, June 13, 2022 – Noon, June 17, 2022 (Seats 2&5)
- 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:

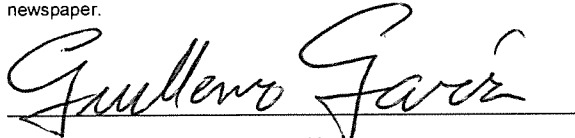
Before the undersigned authority personally appeared GUILLERMO GARCIA, who on oath says that he or she is the DIRECTOR OF OPERATIONS, Legal Notices of the Miami Daily Business Review f/k/a Miami Review, a daily (except Saturday, Sunday and Legal Holidays) newspaper, published at Miami in Miami-Dade County,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

SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT -
FISCAL YEAR 2021/2022 REGULAR MEETING SCHEDULE

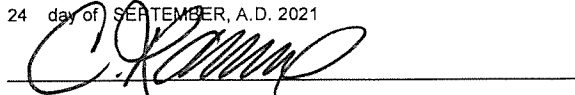
in the XXXX Court,
was published in said newspaper in the issues of

09/24/2021

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.

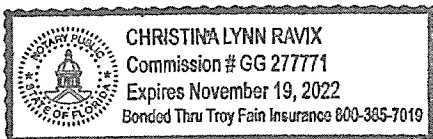


Sworn to and subscribed before me this
24 day of SEPTEMBER, A.D. 2021



(SEAL)

GUILLERMO GARCIA personally known to me



SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2021/2022 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 6, 2021
November 3, 2021
February 2, 2022
March 2, 2022
April 6, 2022
May 4, 2022
June 1, 2022
July 6, 2022
September 7, 2022

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 305-778-8331 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 305-778-8331 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

9/24

21-25/0000552764M

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING
FEBRUARY 2, 2022**

A. CALL TO ORDER

The February 2, 2022, Regular Board Meeting of the Summerville Community Development District (the “District”) was called to order at 9:02 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 24, 2021, as part of the District’s Fiscal Year 2021/2022 Regular Meeting Schedule, *as legally required*.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Vice Chairman Lazaro Gonzalez and Supervisors Barbara Tomas, Bryan Rosales and Salvador Kalil (via speaker phone) 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.

Also in attendance was Larry Gordon, of Miami, Florida and Lurlaine Gonzalez of Lynx Property Services.

D. APPOINTMENT OF OFFICER TO VACANT SEAT (SEAT #3)

Ms. Nguyen advised that there was a vacancy in Seat #3, which term expires in November 2024. Ms. Nguyen asked if there were any persons present who would like to serve on the Board. Mr. Larry Gordon expressed that he would like the opportunity to serve on the District Board. Ms. Nguyen stated that Mr. Gordon was a qualified person residing within the District boundaries.

A **motion** was made by Mr. Gonzalez, seconded by Ms. Tomas and unanimously passed appointing Mr. Gordon to the unexpired 4-year term of office in Seat #3 and such term of office will expire in November 2024.

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

Ms. Nguyen, Notary Public in the State of Florida, administered the Oath of Office to Mr. Gordon. Ms. Nguyen explained that Ms. Wald and she would review the duties and responsibilities as a Board Member with emphasis on the Sunshine Law, Financial Disclosure for Public Officials (2021 Form 1 must be completed and mailed to the Supervisor of Elections in the County of residency within thirty (30) days of appointment) and the Code of Ethics for Public Officials.

F. ELECTION OF OFFICERS

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:

- Chairperson – Lazaro Gonzalez
- Vice Chairperson – Barbara Tomas
- Secretary/Treasurer – Nancy Nguyen
- Assistant Secretaries – Bryan Rosales, Salvador Kalil, Larry Gordon, Armando Silva and Gloria Perez

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

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. November 3, 2021, Regular Board Meeting

Ms. Nguyen presented the minutes of the November 3, 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. Rosales and passed unanimously approving the minutes of the November 3, 2021, Regular Board Meeting, *as presented*.

J. OLD BUSINESS

1. Update Regarding Additional Street Lighting Poles

Ms. Nguyen stated that Florida Power and Light (FPL) had commenced the Additional Street Light Pole project. At the time, FPL has only been burrowing and trenching the electrical lines. Ms. Nguyen further explained that all of the light poles would be placed in areas where there was an existing utility easement. More information on this item will be provided at a future meeting.

2. Update Regarding Palm Tree Fertilization

Ms. Nguyen explained that following the November 3, 2021, meeting, the Summerville Homeowners' Association (the "Association") Board of Directors reconsidered sharing the cost of the royal palm tree fertilization applications. Ms. Nguyen further explained that the Association had agreed to a schedule of two (2) fertilization applications per year by Nicoya Landscaping at a cost of \$2,792.50 per application. Ms. Nguyen stated that the Association would pay for the services and the District would reimburse the Association in quarterly payments for a total of \$2,792.50 per year. As such, the Landscape Maintenance Agreement between the District and the Association has been updated to reflect the \$2,792.50 annual payment.

3. Discussion Regarding Sidewalk Trip Hazards

Ms. Nguyen stated that an inspection of the sidewalks was performed to determine the existence of trip hazards. She advised that there were a total of 133 trip hazards on District owned sidewalks and there were nine (9) areas where the sidewalk slabs needed to be replaced. Ms. Nguyen presented the following proposals for discussion:

133 Trip Hazards

- Florida Sidewalk Solutions: \$14,853.37 if the proposal is accepted by February 2, 2022 or \$16,503.75 if accepted after February 2, 2022.
- Raptor Vac-Systems, Inc.: \$11,800

12 Sidewalk Slab Replacements

- Raptor Vac-Systems, Inc.: \$3,350
- Southern Asphalt Engineering: \$4,040

A discussion ensued, after which:

A **motion** was made by Mr. Gordon, seconded by Mr. Rosales and unanimously passed accepting the proposal from Raptor Vac-Systems, Inc. in the amount of \$11,800 for the milling of 133 trip hazards and accepting the proposal from Raptor Vac-Systems, Inc. in the amount of \$3,350 for the replacement of 12 sidewalk slabs.

K. NEW BUSINESS

1. Discussion Regarding Grass in Open Tracts (Phase I)

Ms. Nguyen explained that the grass in the rectangular open tract in Phase I was showing signs of decline. Ms. Lurlaine Gonzalez stated that she was in communication with the Association landscaper, Nicoya Landscaping, who would determine the cause of the decline. Ms. Gonzalez further explained that Ms. Nguyen and she would be seeking advice from different contractors to determine the cause. Both Ms. Nguyen and Ms. Gonzalez advised that although they are not in receipt of proposals, it appears that this will be a costly expense. Ms. Gonzalez stated that the Association was not in a financial position to assist the District with these expenses.

Ms. Nguyen stated that she would continue communicating with Ms. Gonzalez and will present proposals to the Board at the next scheduled meeting.

2. Discussion Regarding Fiscal Year 2022/2023 Budget

Ms. Nguyen explained that the fiscal year 2022/2023 budget would be presented to the Board for consideration at the next scheduled meeting; therefore, she would like to remind the Board of the need to increase assessments in order to cover the expenses of the District. Ms. Nguyen explained that the District was currently using approximately \$23,000 from the District's reserve balance to cover expenses of the current year. A discussion ensued, after which, Ms. Nguyen was instructed to present a fiscal year 2022/2023 proposed budget, which will include all the current and future expenses of the District as well as a budget line for reserves. Ms. Nguyen acknowledged the Board's request.

L. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Consider Resolution No. 2022-01 – Authorizing Electronic Approvals & Check Signers

Resolution No. 2022-01 was presented, entitled:

RESOLUTION NO. 2022-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT, AUTHORIZING THE ESTABLISHMENT OF A DISTRICT CHECKING/OPERATING ACCOUNT, DESIGNATING DISTRICT OFFICIALS AND/OR AUTHORIZED STAFF TO REVIEW, APPROVE AND ISSUE PAYMENT OF EXPENDITURES, SELECTING THE SIGNATORIES THEREOF; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen advised that due to Board changes that occurred, it would be in order to designate a new District Official as an authorized electronic approver and re-elect authorized District Staff as electronic approvers and check signers. The following slate of names was suggested:

- Todd Wodraska
- Jason Pierman
- Patricia LasCasas
- Nancy Nguyen
- Armando Silva
- Gloria Perez
- Lazaro Gonzalez

A **motion** was made by Mr. Gonzalez, seconded by Mr. Rosales and unanimously passed approving and adopting Resolution No. 2022-01, designating the authorized electronic approvers and check signers, as listed above.

M. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no comments from Board Members or District Staff.

N. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Gonzalez, seconded by Ms. Tomas and unanimously passed to adjourn the Regular Board Meeting at approximately 9:46 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Nicoya Landscaping Inc

nicoyalawnscaping@gmail.com



Estimate

ADDRESS

Summerville Homeowner
Association Inc
c/o Lynx Property Services
12485 SW 137 AVE Suite 309
Miami, FL 33186 United States

ESTIMATE # 1084

DATE 02/11/2022

ACTIVITY	QTY	RATE	AMOUNT
Grass Replacement St. Augustine Palmetto Grass: Large section SF: 15580 Swales section SF: 3474 Corner Section SF: 1134 Total: 20,188 SF Job: Remove infected grass and replace it with St Augustine Palmetto. Watering ***	40	192.60	7,704.00
Top Soil Black top soil to help the roots grows best.	20	28.00	560.00
Watering	1	420.00	420.00
Labor	3	1,900.00	5,700.00
TOTAL			\$14,384.00

Accepted By

Accepted Date

Date	Estimate #
2/8/2022	763

Bill To
Summerville CDD C/o SDS, Inc. 2501A Burns Road Palm Beach Gardens, FL 33410

Description	Quantity	Rate	Amount
Re sod of approx 15000 sq ft where current area was infected with the sugar cane mosaic virus. replacement will be with a species that is not currently affected (St. Augustine Palmetto). Old sod will be removed and new sod will be installed. Prices based on current sod pricing. Quote valid for 30 days.	30	400.00	12,000.00
Total			\$12,000.00

Phone #
PH: 305-989-8446

E-mail
Trimscap@hotmail.com

Summerville CDD.

Ryan Quiroga
24423 SW 118th Ave
Homestead, FL 33032-3413

Scope of Work

This proposal is for a one-time service for the two areas of the Property. The treatment for the ornamentals will consist of applying liquid insecticides, liquid fertilizers, and micronutrients. This service will eradicate current pest problem and provide proper nutrition to promote new, healthy growth.

The treatment for the lawn will consist of the application of liquid insecticides, liquid nutrients, and liquid herbicide. This treatment will eradicate current turf damaging insects and weeds and provide the turn with a good starting platform to recover and grow.

We recommend following up these services with quarterly treatments to provide long term protection of the turf and ornamentals and address future problems that may occur.

Area 1

(9) Silver Buttons	\$35 each	\$315
(5) Ligustrum's	\$25 each	\$125
Turf		\$140

Area 2

(7) Silver Buttons	\$35 each	\$245
(8) Ligustrum's	\$25 each	\$200
Turf		\$100

RESOLUTION NO. 2022-02

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 2022/2023; 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 2022/2023 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 2022/2023 attached hereto as Exhibit “A” is approved and adopted by the Board.

Section 2. A Public Hearing is hereby scheduled for July 6, 2022 at 9:00 a.m. in the Kendall Executive Center Second Floor Conference Room located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193, for the purpose of receiving public comments on the Proposed Fiscal Year 2022/2023 Budget.

PASSED, ADOPTED and EFFECTIVE this 3rd day of March, 2022.

ATTEST:

**SUMMERVILLE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chairperson/Vice Chairperson

Summerville Community Development District

**Proposed Budget For
Fiscal Year 2022/2023
October 1, 2022 - September 30, 2023**

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

PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2022/2023 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	78,988
MAINTENANCE ASSESSMENTS	74,274
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	180
TOTAL REVENUES	\$ 350,532
EXPENDITURES	
MAINTENANCE EXPENDITURES	
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	12,548
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,400
STREET LIGHTS	12,000
PRESSURE CLEANING	12,000
SIDEWALKS (MILLING & REPLACEMENT)	15,150
HOA CONTRIBUTION	15,000
TOTAL MAINTENANCE EXPENDITURES	\$ 69,818
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	28,176
SECRETARIAL	4,200
LEGAL	10,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,800
INSURANCE	6,250
LEGAL ADVERTISING	820
MISCELLANEOUS	800
POSTAGE	250
OFFICE SUPPLIES	375
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,000
CONTINUING DISCLOSURE FEE	500
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	1,200
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 74,429
TOTAL EXPENDITURES	\$ 144,247
REVENUES LESS EXPENDITURES	\$ 206,285
BOND PAYMENTS	(185,265)
BALANCE	\$ 21,020
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,006)
DISCOUNTS FOR EARLY PAYMENTS	(14,014)
EXCESS/ (SHORTFALL)	\$ -
CARRYOVER FROM PRIOR YEAR	0
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021 ACTUAL	FISCAL YEAR 2021/2022 BUDGET	FISCAL YEAR 2022/2023 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	42,229	52,870	78,988	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	24,383	52,043	74,274	Expenditures/.94
DEBT ASSESSMENTS	235,785	197,090	197,090	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	347	360	180	Projected At \$15 Per Month
TOTAL REVENUES	\$ 302,744	\$ 302,363	\$ 350,532	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
LAWN MAINTENANCE/IRRIGATION/OPEN TRACTS	7,970	6,000	12,548	Fertilization (Palm & Ornamentals) & Grass Replacement
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2021/2022 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	9,735	1,200	2,400	\$1,200 Increase From 2021/2022 Budget
STREET LIGHTS	0	12,000	12,000	No Change From 2021/2022 Budget
PRESSURE CLEANING	0	14,000	12,000	Pressure Cleaning
SIDEWALKS (MILLING & REPLACEMENT)	0	0	15,150	Sidewalks (Milling & Replacement)
HOA CONTRIBUTION	15,530	15,000	15,000	No Change From 2021/2022 Budget
TOTAL MAINTENANCE EXPENDITURES	\$ 33,955	\$ 48,920	\$ 69,818	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	0	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	0	383	383	Supervisor Fees * 7.65%
MANAGEMENT	26,988	27,360	28,176	CPI Adjustment (Capped At 3%)
SECRETARIAL	4,200	4,200	4,200	No Change From 2021/2022 Budget
LEGAL	10,283	9,000	10,000	\$1,000 Increase From 2021/2022 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,600	3,700	3,800	Accepted Amount For 2021/2022 Audit
INSURANCE	5,513	6,250	6,250	Insurance Estimate
LEGAL ADVERTISING	856	820	820	No Change From 2021/2022 Budget
MISCELLANEOUS	555	825	800	\$25 Decrease From 2021/2022 Budget
POSTAGE	348	150	250	\$100 Increase From 2021/2022 Budget
OFFICE SUPPLIES	275	400	375	\$25 Decrease From 2021/2022 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2021/2022 Budget
TRUSTEE FEES	3,000	3,000	3,000	No Change From 2021/2022 Budget
CONTINUING DISCLOSURE FEE	500	500	500	No Change From 2021/2022 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2021/2022 Budget
ADMINISTRATIVE CONTINGENCY	6,500	1,200	1,200	No Change From 2021/2022 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,293	\$ 72,463	\$ 74,429	
TOTAL EXPENDITURES	\$ 106,248	\$ 121,383	\$ 144,247	
REVENUES LESS EXPENDITURES	\$ 196,496	\$ 180,980	\$ 206,285	
BOND PAYMENTS	(224,567)	(185,265)	(185,265)	2023 P&I Payments Less Interest
BALANCE	\$ (28,071)	\$ (4,285)	\$ 21,020	
COUNTY APPRAISER & TAX COLLECTOR FEE	(2,909)	(6,040)	(7,006)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(11,465)	(12,080)	(14,014)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ (42,445)	\$ (22,405)	\$ -	
CARRYOVER FROM PRIOR YEAR	0	22,405	0	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ (42,445)	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2022/2023
OCTOBER 1, 2022 - SEPTEMBER 30, 2023

	FISCAL YEAR 2020/2021	FISCAL YEAR 2021/2022	FISCAL YEAR 2022/2023	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	16	25	25	Projected Interest For 2022/2023
NAV Tax Collection	224,567	185,265	185,265	Maximum Debt Service Collection
Total Revenues	\$ 224,583	\$ 185,290	\$ 185,290	
EXPENDITURES				
Principal Payments	117,000	109,000	116,000	Principal Payment Due In 2023
Interest Payments	92,714	72,640	69,265	Interest Payments Due In 2023
Bond Redemption	0	3,650	25	Estimated Excess Debt Collections
Total Expenditures	\$ 209,714	\$ 185,290	\$ 185,290	
Excess/ (Shortfall)	\$ 14,869	\$ -	\$ -	

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 1/1/22 = \$2,076,000

Summerville Community Development District Assessment Comparison

	Fiscal Year 2019/2020 Assessment Before Discount*	Fiscal Year 2020/2021 Assessment Before Discount*	Fiscal Year 2021/2022 Assessment Before Discount*	Fiscal Year 2022/2023 Projected Assessment Before Discount*
Administrative	\$ 160.59	\$ 156.85	\$ 198.02	\$ 295.84
Maintenance	\$ 87.26	\$ 91.33	\$ 194.93	\$ 278.19
Debt	\$ 883.44	\$ 883.10	\$ 738.17	\$ 738.17
Total	\$ 1,131.29	\$ 1,131.28	\$ 1,131.12	\$ 1,312.20

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 267