

Summerville
Community Development District

**Proposed Budget For
Fiscal Year 2026/2027
October 1, 2026 - September 30, 2027**

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PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2026/2027 BUDGET
REVENUES	
ADMINISTRATIVE ASSESSMENTS	82,271
MAINTENANCE ASSESSMENTS	102,998
DEBT ASSESSMENTS	197,090
OTHER REVENUES	0
INTEREST INCOME	1,320
TOTAL REVENUES	\$ 383,679
EXPENDITURES	
MAINTENANCE EXPENDITURES	
FIELD OPERATIONS MANAGEMENT	720
ENGINEERING/ANNUAL REPORT/INSPECTIONS	2,400
PRESSURE CLEANING	9,498
SIDEWALKS (MILLING & REPLACEMENT)	7,000
HOA CONTRIBUTION (STREET LIGHTS)	16,200
HOA CONTRIBUTION (LANDSCAPING)	58,000
MAINTENANCE CONTINGENCY	3,000
TOTAL MAINTENANCE EXPENDITURES	\$ 96,818
ADMINISTRATIVE EXPENDITURES	
SUPERVISOR FEES	5,000
PAYROLL TAXES (EMPLOYER)	383
MANAGEMENT	31,572
SECRETARIAL	4,200
LEGAL	10,000
ASSESSMENT ROLL	7,500
AUDIT FEES	3,700
INSURANCE	7,800
LEGAL ADVERTISING	2,200
MISCELLANEOUS	1,500
POSTAGE	250
OFFICE SUPPLIES	425
DUES & SUBSCRIPTIONS	175
TRUSTEE FEES	3,500
CONTINUING DISCLOSURE FEE	350
WEBSITE MANAGEMENT	2,000
ADMINISTRATIVE CONTINGENCY	600
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 81,155
TOTAL EXPENDITURES	\$ 177,973
REVENUES LESS EXPENDITURES	\$ 205,706
BOND PAYMENTS	(185,265)
BALANCE	\$ 20,441
COUNTY APPRAISER & TAX COLLECTOR FEE	(7,647)
DISCOUNTS FOR EARLY PAYMENTS	(15,294)
EXCESS/ (SHORTFALL)	\$ (2,500)
CARRYOVER FROM PRIOR YEAR	2,500
NET EXCESS/ (SHORTFALL)	\$ -

DETAILED PROPOSED BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025 ACTUAL	FISCAL YEAR 2025/2026 BUDGET	FISCAL YEAR 2026/2027 BUDGET	COMMENTS
REVENUES				
ADMINISTRATIVE ASSESSMENTS	83,642	82,289	82,271	Expenditures Less Interest & Carryover/.94
MAINTENANCE ASSESSMENTS	103,825	102,998	102,998	Expenditures/.94
DEBT ASSESSMENTS	198,674	197,090	197,090	Bond Payments/.94
OTHER REVENUES	0	0	0	
INTEREST INCOME	8,187	1,200	1,320	Projected At \$110 Per Month
TOTAL REVENUES	\$ 394,328	\$ 383,577	\$ 383,679	
EXPENDITURES				
MAINTENANCE EXPENDITURES				
FIELD OPERATIONS MANAGEMENT	720	720	720	No Change From 2025/2026 Budget
ENGINEERING/ANNUAL REPORT/INSPECTIONS	1,310	2,400	2,400	No Change From 2025/2026 Budget
PRESSURE CLEANING	8,587	9,498	9,498	No Change From 2025/2026 Budget
SIDEWALKS (MILLING & REPLACEMENT)	0	7,000	7,000	No Change From 2025/2026 Budget
HOA CONTRIBUTION (STREET LIGHTS)	20,524	16,200	16,200	No Change From 2025/2026 Budget
HOA CONTRIBUTION (LANDSCAPING)	58,000	58,000	58,000	For Landscaping, Palm Fert, Mulch, Tree Trimming, etc.
MAINTENANCE CONTINGENCY	5,412	3,000	3,000	Maintenance Contingency
TOTAL MAINTENANCE EXPENDITURES	\$ 94,553	\$ 96,818	\$ 96,818	
ADMINISTRATIVE EXPENDITURES				
SUPERVISOR FEES	2,200	5,000	5,000	Supervisor Fees
PAYROLL TAXES (EMPLOYER)	373	383	383	Supervisor Fees * 7.65%
MANAGEMENT	29,880	30,744	31,572	CPI Adjustment
SECRETARIAL	4,200	4,200	4,200	No Change From 2025/2026 Budget
LEGAL	8,390	10,000	10,000	No Change From 2025/2026 Budget
ASSESSMENT ROLL	7,500	7,500	7,500	As Per Contract
AUDIT FEES	3,500	3,600	3,700	Accepted Amount For 2025/2026 Audit
INSURANCE	6,858	7,300	7,800	Fiscal Year 2025/2026 Expenditure Was \$7,269
LEGAL ADVERTISING	1,639	2,200	2,200	Costs Have Increased Due To Closing Of The Miami Business Review
MISCELLANEOUS	1,505	1,100	1,500	\$400 Increase From 2025/2026 Budget
POSTAGE	167	275	250	\$25 Decrease From 2025/2026 Budget
OFFICE SUPPLIES	376	425	425	No Change From 2025/2026 Budget
DUES & SUBSCRIPTIONS	175	175	175	No Change From 2025/2026 Budget
TRUSTEE FEES	3,500	3,500	3,500	No Change From 2025/2026 Budget
CONTINUING DISCLOSURE FEE	350	350	350	No Change From 2025/2026 Budget
WEBSITE MANAGEMENT	2,000	2,000	2,000	No Change From 2025/2026 Budget
ADMINISTRATIVE CONTINGENCY	0	600	600	No Change From 2025/2026 Budget
TOTAL ADMINISTRATIVE EXPENDITURES	\$ 72,613	\$ 79,352	\$ 81,155	
TOTAL EXPENDITURES	\$ 167,166	\$ 176,170	\$ 177,973	
REVENUES LESS EXPENDITURES	\$ 227,162	\$ 207,407	\$ 205,706	
BOND PAYMENTS	(189,174)	(185,265)	(185,265)	2027 P&I Payments
BALANCE	\$ 37,988	\$ 22,142	\$ 20,441	
COUNTY APPRAISER & TAX COLLECTOR FEE	(3,709)	(7,647)	(7,647)	Two Percent Of Total Assessment Roll
DISCOUNTS FOR EARLY PAYMENTS	(14,725)	(15,295)	(15,294)	Four Percent Of Total Assessment Roll
EXCESS/ (SHORTFALL)	\$ 19,554	\$ (800)	\$ (2,500)	
CARRYOVER FROM PRIOR YEAR	0	800	2,500	Carryover From Prior Year
NET EXCESS/ (SHORTFALL)	\$ 19,554	\$ -	\$ -	

DETAILED PROPOSED DEBT SERVICE FUND BUDGET
SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027
OCTOBER 1, 2026 - SEPTEMBER 30, 2027

	FISCAL YEAR 2024/2025	FISCAL YEAR 2025/2026	FISCAL YEAR 2026/2027	
REVENUES	ACTUAL	BUDGET	BUDGET	COMMENTS
Interest Income	5,475	1,000	1,200	Projected Interest For 2026/2027
NAV Tax Collection	189,174	185,265	185,265	Maximum Debt Service Collection
Total Revenues	\$ 194,649	\$ 186,265	\$ 186,465	
EXPENDITURES				
Principal Payments	121,000	127,000	130,000	Principal Payment Due In 2027
Interest Payments	63,985	58,133	53,635	Interest Payments Due In 2027
Bond Redemption	0	1,132	2,830	Estimated Excess Debt Collections
Total Expenditures	\$ 184,985	\$ 186,265	\$ 186,465	
Excess/ (Shortfall)	\$ 9,664	\$ -	\$ -	

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 1/1/26 = \$1,612,000

Summerville Community Development District Assessment Comparison

	Fiscal Year 2023/2024 Assessment Before Discount*	Fiscal Year 2024/2025 Assessment Before Discount*	Fiscal Year 2025/2026 Assessment Before Discount*	Fiscal Year 2026/2027 Projected Assessment Before Discount*
Administrative	\$ 299.21	\$ 308.27	\$ 308.21	\$ 308.14
Maintenance	\$ 306.08	\$ 385.76	\$ 385.76	\$ 385.76
<u>Debt</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>	<u>\$ 738.17</u>
Total	\$ 1,343.46	\$ 1,432.20	\$ 1,432.14	\$ 1,432.07

* Assessments Include the Following :

4% Discount for Early Payments

1% County Tax Collector Fee

1% County Property Appraiser Fee

Community Information:

Total Units 267