



**SUMMERSVILLE
COMMUNITY DEVELOPMENT
DISTRICT**

**MIAMI-DADE COUNTY
REGULAR BOARD MEETING
& PUBLIC HEARING
MAY 6, 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 & PUBLIC HEARING

May 6, 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. February 4, 2026 Regular Board Meeting & Public Hearing.....Page 2
- G. **Public Hearing**
 - 1. Proof of Publication.....Page 7
 - 2. Receive Public Comments on Fiscal Year 2026/2027 Final Budget
 - 3. Consider Resolution No. 2026-03 – Adopting a Fiscal Year 2026/2027 Final Budget.....Page 8
- H. Old Business
 - 1. Update Regarding Encroachment Letters
 - 2. Update Regarding Sidewalk Milling, Arborist Report, & Tree Permit
- I. New Business
 - 1. Consider Resolution No. 2026-04 – Adopting a Fiscal Year 2026/2027 Meeting Schedule....Page 15
 - 2. Consider Approval of Attorneys Fee Adjustment – Billing Cochran.....Page 17
- J. Administrative & Operational Matters
 - 1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 2 & 5)
 - 2. Reminder: 2025 Form 1 – Statement of Financial Interest Disclosure (Due by July 1, 2026)
- K. Board Member and Staff Closing Comments
- L. Adjourn

Publication Date
2026-04-23

Subcategory
Miscellaneous Notices

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

The Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 6, 2026, at 9:00 a.m., or as soon thereafter as the meeting can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.summervillecdd.org), or by e-mailing nnguyen@sdsinc.org. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Summerville Community
Development District
www.summervillecdd.org
IPL0327026
Apr 16,23 2026

**SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT
REGULAR BOARD MEETING & PUBLIC HEARING
FEBRUARY 4, 2026**

A. CALL TO ORDER

The February 4, 2026, 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 Herald* on September 10, 2025, as part of the District’s fiscal year 2025/2026 meeting schedule, as legally required.

C. ESTABLISH A QUORUM

Ms. Nguyen determined that the attendance of Chairwoman Barbara Tomas, and Supervisors Larry Gordon, 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: Eliam Serrano of Miami, Florida, and Tatiana Montenegro (who arrived at approximately 9:11 a.m.) of Affinity Management Services.

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 members of the public for items not on the agenda.

F. APPROVAL OF MINUTES

1. November 5, 2025, Regular Board Meeting

Ms. Nguyen presented the minutes of November 5, 2025, Regular Board Meeting and asked if there were any changes.

There being no changes, a **motion** was made by Mr. Miller, seconded by Mr. Leon and passed unanimously approving the minutes of the November 5, 2025, Regular Board Meeting, as presented.

NOTE: At approximately 9:05 a.m., Ms. Nguyen recessed the Regular Meeting and simultaneously opened the Public Hearing.

G. PUBLIC HEARING

1. Proof of Publication

Ms. Nguyen presented proof of publication that the Notice of Rule Development and Public Hearing had been published in compliance with legal requirements in the *Miami Herald* on December 26, 2025, and January 5, 2026, respectively.

2. Receive Public Comments Regarding Adopting Rules of Procedure

Ms. Nguyen opened the public comment portion of the Public Hearing to receive comments on the Park and Open Space Rules. There being no comments, Ms. Nguyen closed the public comment portion of the Public Hearing.

3. Consider Resolution No. 2026-01 – Adopting Revisions and Amendments to Park and Open Space Rules

Ms. Nguyen presented Resolution No. 2026-01, entitled:

RESOLUTION NO. 2026-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT ADOPTING REVISIONS AND AMENDMENTS TO THE SUMMERVILLE COMMUNITY DEVELOPMENT DISTRICT PARK AND OPEN SPACE RULES; AND PROVIDING FOR AN EFFECTIVE DATE.

Ms. Nguyen advised that due to new legislation regarding firearms, it is necessary to amend and revise the District’s Park and Open Space Rules (the “Park Rules”). Ms. Nguyen noted the removal of the language pertaining to firearms, as identified in the underline/strike-through presented as part of Resolution No. 2026-01. The Board reviewed the Park Rules amendments and revisions, after which:

A **motion** was made by Mr. Leon, seconded by Ms. Tomas and unanimously passed approving and adopting Resolution No. 2026-01, *as presented*; thereby adopting the District’s amended and revised Park and Open Space Rules.

NOTE: At approximately 9:12 a.m., Ms. Nguyen closed the Public Hearing and simultaneously reconvened the Regular Meeting.

H. OLD BUSINESS

1. Discussion Regarding Encroachment Letters

Ms. Nguyen stated that Eliam Serrano was in attendance to address the Board regarding the encroachment of his fence onto the District owned tract.

Ms. Nguyen explained that she has been in communication with Mr. Serrano since the November 5, 2025, meeting. She explained that Mr. Serrano informed her that he reviewed the permits pertaining to his home located at 11607 SW 246th Terrace, Miami, Florida 33032, and he determined that he was mistaken and that he did not have a permit for the fence encroaching onto District owned land. She further explained that the permit he was referring to during the November 5, 2025, meeting was for the fence on the east side of his home, not the west side. Mr. Nguyen explained that Mr. Serrano

would like the Board to consider allowing him to keep the fence in its current location. Mr. Serrano will comply with the request of the Board should the Board decide that the fence encroachment must be removed, however, he would like the Board to consider allowing him to leave the fence in its current location and he is willing to enter into any agreement the Board requests of him.

The Board discussed the pros and cons in allowing Mr. Serrano to leave the fence in its current location. It was determined that the District does not incur any additional expenses due to the encroachment. The Board discussed what procedures the District would need to take to allow Mr. Serrano to keep the fence in its current location, such as easement agreements, licenses, etc. Mr. Leon opined that the fence encroachment is not impeding on the District's required maintenance obligations and believes that it would be okay to allow Mr. Serrano to keep the fence in its current location. Ms. Tomas stated that she does not agree with Mr. Leon and that Mr. Serrano should remove the encroaching fence. Mr. Miller stated that he agrees with Ms. Tomas. Mr. Gordon stated that he understands both sides of the argument.

A **motion** was made by Ms. Tomas, seconded by Mr. Miller requesting that Mr. Serrano remedy the encroachment on Tract "X" within six months of today's date (August 4, 2026). The **motion** passed 3 to 1 with Mr. Leon dissenting.

Mr. Serrano thanked the Board for their consideration and excused himself from the conference room.

Ms. Nguyen stated that she still had not received a response from the homeowners of the home located at 24634 SW 115th Court, Homestead, Florida 33032, with an encroachment on Tract "BB". The Board requested that District Counsel provide an explanation of the remediation options available to the District. A discussion ensued, after which:

A **motion** was made by Ms. Tomas, seconded by Mr. Miller and unanimously passed authorizing District Counsel to prepare a demand letter requesting remediation of the encroachment within thirty (30) days of receipt of the letter, further authorizing the District Manager to send the letter via FedEx with an adult signature requirement.

2. Discussion Regarding Sidewalk Milling & Arborist Report

Ms. Nguyen reminded the Board that during the meeting of November 5, 2025, the Board requested that Ms. Nguyen inquire about obtaining a survey from Bello & Bello Land Surveying that only included the areas where tree removals and replacements were proposed by the arborist in an effort to lower the cost of the survey. Ms. Nguyen updated the Board that Bello & Bello stated that this would not be possible because the control points to prepare the survey were located on other areas of the District that do not necessarily have a tree removal requirement. The Board discussed other options available to them. Ms. Nguyen recommended that the Board address the root pruning.

A **motion** was made by Mr. Leon, seconded by Mr. Gordon and unanimously passed setting a not to exceed amount of \$15,000 for root pruning.

3. Update Regarding Interlocal Agreement for Local Government Publications

Ms. Nguyen advised that Miami-Dade County (the "County") was still in the process of developing its platform for the publication of community development district legal notices. Ms. Nguyen stated that the County was in possession of all the documents required from the District. More information on this item will be provided at a future meeting.

I. NEW BUSINESS

1. Consider Resolution No. 2026-02 – Adopting a Fiscal Year 2026/2027 Proposed Budget

Ms. Nguyen presented Resolution No. 2026-02, entitled:

RESOLUTION NO. 2026-02

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 2026/2027; AND PROVIDING AN EFFECTIVE DATE.

Ms. Nguyen explained that the proposed 2026/2027 fiscal year budget would be balanced by designating a carryover of approximately \$2,500 from the projected fund balance as of September 30, 2026. Ms. Nguyen advised that since the overall proposed assessments were not increasing in the fiscal year 2026/2027, letters to the residents would not be required. Furthermore, Ms. Nguyen stated as part of Resolution No. 2026-02, the Board must set a date for the public hearing to adopt the fiscal year 2026/2027 final budget and assessment roll. A discussion ensued after which:

A **motion** was made by Mr. Gordon, seconded by Mr. Leon and unanimously passed to approve and adopt Resolution No. 2026-02, *as presented*, setting the public hearing to adopt the fiscal year 2026/2027 final budget and assessments for May 6, 2026, 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; and further authorizes publication/notice of the budget public hearing, as required by law.

J. ADMINISTRATIVE & OPERATIONAL MATTERS

1. Qualifying Period Announcement: Noon, June 8, 2026 – Noon, June 12, 2026 (Seats 2 & 5)

Ms. Nguyen advised that the 4-year terms of office for Seat 2 (Wilder Leon) and Seat 5 (vacant) were expiring in November 2026. The qualifying period for election and/or re-election has been set for Noon, June 8, 2026 through Noon, June 12, 2026. Those candidates interested in running for election can submit their qualifying documents in person to the Miami-Dade County Supervisor of Elections' Office located at 2700 NW 87th Avenue, Miami, Florida 33172 (no earlier than fourteen days prior to commencement of the qualifying period). More information on election qualifying will be provided to those interested prior to the qualifying dates. The new terms of office would be a 4-year term through Election Day in November 2030.

K. BOARD MEMBER & STAFF CLOSING COMMENTS

There were no further Board Member comments.

L. ADJOURNMENT

There being no further business to come before the Board, a **motion** was made by Mr. Leon, seconded by Mr. Gordon and unanimously passed adjourning the Regular Board Meeting at approximately 10:06 a.m.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Publication Date
2026-04-23

Subcategory
Miscellaneous Notices

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

The Board of Supervisors (the "Board") of the Summerville Community Development District (the "District") will hold a Public Hearing and Regular Board Meeting on May 6, 2026, at 9:00 a.m., or as soon thereafter as the meeting can be heard, in the Kendall Executive Center located at 8785 SW 165th Avenue, Suite 200, Miami, Florida 33193.

The purpose of the Public Hearing is to receive public comment on the District's Fiscal Year 2026/2027 Proposed Final Budget and Non-Ad Valorem Assessment Roll. A copy of the Proposed Final Budget and/or the Agenda may be obtained from the District's website (www.summervillecdd.org), or by e-mailing nnguyen@sdsinc.org. The purpose of the Regular Board Meeting is for the Board to consider any other District business which may lawfully and properly come before the Board. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. Meetings may be continued as found necessary to a time and place specified on the record.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations or an interpreter to participate at these meetings should contact the District Manager at 786-347-2700 and/or toll free at 1-877-737-4922, at least seven (7) days prior to the date of the meetings. If any person decides to appeal any decision made with respect to any matter considered at this Public Hearing and Regular Board Meeting, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made at their own expense and which record includes the testimony and evidence on which the appeal is based.

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

Summerville Community
Development District
www.summervillecdd.org
IPL0327026
Apr 16,23 2026

RESOLUTION NO. 2026-03

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.

WHEREAS, the Summerville Community Development District (the “District”) has prepared a Proposed Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 and has held a duly advertised Public Hearing to receive public comments on the Proposed Budget and Final Special Assessment Roll; and

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

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

Section 1. The Final Budget and Final Special Assessment Roll for Fiscal Year 2026/2027 attached hereto as Exhibit “A” is approved and adopted by the Board, and the assessments set forth therein shall be levied.

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

PASSED, ADOPTED and EFFECTIVE this 6th day of May, 2026

ATTEST:

**SUMMERVILLE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

Summerville
Community Development District

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

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

FINAL 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 FINAL 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 FINAL DEBT SERVICE FUND 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				
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	Fiscal Year 2024/2025	Fiscal Year 2025/2026	Fiscal Year 2026/2027
	Assessment Before Discount*	Assessment Before Discount*	Assessment Before Discount*	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>	\$ 738.17	\$ 738.17	\$ 738.17	\$ 738.17
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

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.

WHEREAS, it is necessary for the Summerville Community Development District (the "District") to establish a regular meeting schedule for fiscal year 2026/2027; and

WHEREAS, the Board of Supervisors (the "Board") of the District has set a regular meeting schedule, location and time for District meetings for fiscal year 2026/2027 which is attached hereto and made a part hereof as Exhibit "A".

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

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

Section 2. The regular meeting schedule, time and location for meetings for fiscal year 2026/2027 which is attached hereto as Exhibit "A" is hereby adopted and authorized by the Board to be published.

PASSED, ADOPTED and EFFECTIVE this 6th day of May, 2026.

ATTEST:

**SUMMERVILLE
COMMUNITY DEVELOPMENT DISTRICT**

By: _____
Secretary/Assistant Secretary

By: _____
Chair/Vice Chair

**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

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February 2, 2026

VIA E-MAIL ONLY– nnguyen@sdsinc.org

Ms. Nancy Nguyen
District Manager
Special District Services
8785 SW 165th Avenue, Suite 200
Miami, FL 33193

**Re: Adjustment to District Counsel Fee Structure
Summerville Community Development District
Our File: 618.04344**

Dear Nancy:

This firm's current fee structure has been in place since 2023. Although we are certainly 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 us to adjust our hourly rates effective, October 1, 2026, as follows:

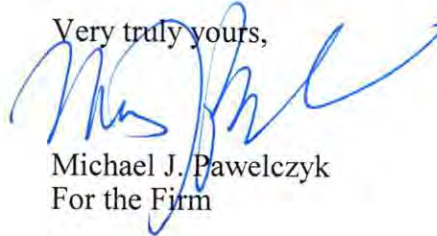
- Attorneys/Partners: \$300.00 per hour
- Attorneys/Associates: \$250.00 per hour

This hourly fee structure will be adjusted on a periodic basis in connection with the District's budget process no later than every third Fiscal Year to reflect changes in the Consumer Price Index published by the U. S. Department of Labor.

Ms. Nancy Nguyen
February 2, 2026
Page 2

Naturally, should you feel you have any questions or require any further information in support of this adjustment you should feel free to contact me at your convenience. As I think you are aware, we very much appreciate the opportunity to serve as District Counsel as well as your courtesy and cooperation with regard to the necessity of what we believe to be both infrequent and reasonable adjustments to our schedule of professional fees.

Very truly yours,



Michael J. Pawelczyk
For the Firm

MJP/jmp

cc: Brielle Barba, SDS (via email only)