



Rizzetta & Company

Somerset Bay Community Development District

**Board of Supervisors' Regular
Meeting
August 5, 2025**

**District Office:
5844 Old Pasco Road, Suite 100
Wesley Chapel, Florida 33544
813.994.1001**

www.somersetbaycdd.org

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

Offices of Coastal-Engineering Associates, LLC.
At: 966 Candlelight Blvd., Brooksville, FL 34601

www.somersetbaycdd.org

Board of Supervisors	Ron Bastyr	Chairman
	Shane O'Neil	Vice Chairman
	Cheri O'Neil	Assistant Secretary
	Cole Bastyr	Assistant Secretary
	Lynette Bastyr	Assistant Secretary
District Manager	Wesley Elias	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, & Vericker
District Engineer	Cliff Manuel	Coastal Engineering Associates, Inc.

All cellular phones must be placed on mute while in the meeting room.

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 994-1001. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY), 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida (813) 994-1001
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
somersetbaycdd.org

July 29, 2025

Board of Supervisors
**Somerset Bay Community
Development District**

FINAL AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Somerset Bay Community Development District will be held on **Tuesday, August 5, 2025 at 11:00 a.m.**, or immediately following the adjournment of Waterford CDD at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

BOS MEETING

1. **CALL TO ORDER**
2. **AUDIENCE COMMENTS ON AGENDA ITEMS**
3. **STAFF REPORTS**
 - A. District Counsel
 - B. Interim Engineer
 - C. District Manager
 - i. Presentation of District Manager Report.....Tab 1
4. **BUSINESS ITEM**
 - A. Public Hearing on Fiscal Year 2025-2026 Final Budget.....Tab 2
 - i. Consideration of Resolution 2025-05; Adopting
Fiscal Year 2025-2026 Budget.....Tab 3
 - B. Consideration of Resolution 2025-06; Levying O&M
Assessments for Fiscal Year 2025-2026.....Tab 4
 - C. Consideration of Resolution 2025-07; Setting the Meeting
Schedule for Fiscal Year 2025-2026.....Tab 5
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Regular Meeting Minutes for
June 4, 2025.....Tab 6
 - B. Ratification of Operation & Maintenance Expenditures
for May and June 2025.....Tab 7
 - C. Ratification of Requisition CR 12 S2024.....Tab 8

6. **SUPERVISOR REQUESTS AND AUDIENCE COMMENTS**
7. **ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 994-1001.

Sincerely,
Wesley Elias
Wesley Elias
District Manager

Tab 1



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UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:** September 2nd at 11am

**District
Manager's
Report**

August 5

2025

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FINANCIAL SUMMARY

6/30/2025

General Fund Cash Balance
General Fund Annual Budget

\$857
\$134,441

YTD Budget

\$134,441

YTD Actual

\$ 92,889

General Fund Expense Variance: \$22,899

**Under
Budget**

Tab 2



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Somerset Bay Community Development District

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**Approved Proposed Budget
for Fiscal Year
2025-2026**

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Proposed Budget Somerset Bay Community Development District General Fund Fiscal Year 2025/2026							
Chart of Accounts Classification		Actual YTD through 06/30/25	Projected Annual Totals 2024/2025	Annual Budget for 2024/2025	Projected Budget variance for 2024/2025	Budget for 2025/2026	Budget Increase (Decrease) vs 2024/2025
1							
2	ASSESSMENT REVENUES						
3							
4	Special Assessments						
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
6	Off Roll*	\$ -	\$ -	\$ -	\$ -	\$ 160,000.00	\$ 160,000
7							
8	Assessment Revenue Subtotal	\$ -	\$ -	\$ -	\$ -	\$ 160,000	\$ 160,000
9							
10	OTHER REVENUES						
11							
12	Contributions & Donations from Private Sources						
13	Developer Contributions	\$ 92,889	\$ 123,852	\$ 134,441	\$ (10,589)		\$ (134,441)
14							
15	Other Revenue Subtotal	\$ 92,889	\$ 123,852	\$ 134,441	\$ (10,589)	\$ -	\$ (134,441)
16							
17	TOTAL REVENUES	\$ 92,889	\$ 123,852	\$ 134,441	\$ (10,589)	\$ 160,000	\$ 25,559
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.						
19							
20	EXPENDITURES - ADMINISTRATIVE						
21							
22	Legislative						
23	Supervisor Fees	\$ 4,000	\$ 5,333	\$ 12,000	\$ 6,667	\$ 12,000	\$ -
24	Financial & Administrative						
25	Accounting Services	\$ 16,193	\$ 21,591	\$ 21,595	\$ 4	\$ 21,595	\$ -
26	Administrative Services	\$ 3,543	\$ 4,724	\$ 4,724	\$ -	\$ 4,724	\$ -
27	Arbitrage Rebate Calculation	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
28	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
29	Auditing Services	\$ 3,470	\$ 3,470	\$ 3,335	\$ (135)	\$ 3,335	\$ -
30	Disclosure Report	\$ 3,750	\$ 5,000	\$ 5,000	\$ -	\$ 5,000	\$ -
31	District Engineer	\$ 11,170	\$ 14,893	\$ 7,500	\$ (7,393)	\$ 7,500	\$ -
32	District Management	\$ 17,715	\$ 23,620	\$ 23,620	\$ -	\$ 23,620	\$ -
33	Dues, Licenses & Fees	\$ 175	\$ 233	\$ 175	\$ (58)	\$ 175	\$ -
34	Financial & Revenue Collections	\$ 3,037	\$ 4,049	\$ 4,049	\$ (0)	\$ 4,049	\$ -
35	Legal Advertising	\$ 310	\$ 413	\$ 1,500	\$ 1,087	\$ 1,500	\$ -
36	Miscellaneous Fees	\$ 561	\$ 748	\$ 500	\$ (248)	\$ 500	\$ -
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -
38	Public Officials Liability Insurance	\$ 2,434	\$ 2,434	\$ 2,723	\$ 289	\$ 2,738	\$ 15
39	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 175	\$ 175	\$ 175	\$ -
40	Trustees Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
41	Website Hosting, Maintenance, Backup (and Email)	\$ 2,708	\$ 3,611	\$ 3,217	\$ (394)	\$ 3,217	\$ -
42	Legal Counsel						
43	District Counsel	\$ 10,491	\$ 13,988	\$ 15,000	\$ 1,012	\$ 15,000	\$ -
44							
45	Administrative Subtotal	\$ 79,557	\$ 104,108	\$ 106,113	\$ 2,005	\$ 106,128	\$ 15
46							
47	EXPENDITURES - FIELD OPERATIONS						
48							

[illegible][illegible]

Somerset Bay Community Development District

Debt Service

Fiscal Year 2025/2026

Chart of Accounts Classification	Series 2024	Budget for 2025/2026
REVENUES		
Special Assessments		
Net Special Assessments	\$949,255.82	\$949,255.82
TOTAL REVENUES	\$949,255.82	\$949,255.82
EXPENDITURES		
Administrative		
Debt Service Obligation	\$949,255.82	\$949,255.82
Administrative Subtotal	\$949,255.82	\$949,255.82
TOTAL EXPENDITURES	\$949,255.82	\$949,255.82
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Hernando County Collection Costs (2%) and Early Payment Discounts (4%):	6.0%
GROSS ASSESSMENTS	\$1,009,846.62

Notes:

Tax Roll Collection Costs for Hernando County are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2025/2026 O&M Budget:		\$160,000.00	2024/2025 O&M Budget:	\$0.00
Collection Costs:	2%	\$3,404.26	2025/2026 O&M Budget:	\$160,000.00
Early Payment Discounts:	4%	\$6,808.51		
2025/2026 Total:		\$170,212.77	Total Difference:	\$160,000.00

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2024/2025	2025/2026	\$	%
Platted					
Assessment Area One					
Single Family 37.5'	Series 2024 Debt Service	\$2,100.93	\$2,100.93	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$806.70	\$806.70	(1)
	Total	\$2,100.93	\$2,907.63	\$806.70	38.40%
Single Family 40'	Series 2024 Debt Service	\$2,240.99	\$2,240.99	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$806.70	\$806.70	(1)
	Total	\$2,240.99	\$3,047.69	\$806.70	36.00%
Single Family 50'	Series 2024 Debt Service	\$2,801.24	\$2,801.24	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$806.70	\$806.70	(1)
	Total	\$2,801.24	\$3,607.94	\$806.70	28.80%
Single Family 60'	Series 2024 Debt Service	\$3,361.49	\$3,361.49	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$806.70	\$806.70	(1)
	Total	\$3,361.49	\$4,168.19	\$806.70	24.00%
Unplatted					
Assessment Area One					
Single Family 37.5'	Series 2024 Debt Service	\$2,100.93	\$2,100.93	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$2,100.93	\$2,100.93	\$0.00	0.00%
Single Family 40'	Series 2024 Debt Service	\$2,240.99	\$2,240.99	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$2,240.99	\$2,240.99	\$0.00	0.00%
Single Family 50'	Series 2024 Debt Service	\$2,801.24	\$2,801.24	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$2,801.24	\$2,801.24	\$0.00	0.00%
Single Family 60'	Series 2024 Debt Service	\$3,361.49	\$3,361.49	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$3,361.49	\$3,361.49	\$0.00	0.00%
Future Assessment Area					
Single Family 37.5'	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$0.00	\$0.00	\$0.00	0.00%
Single Family 40'	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$0.00	\$0.00	\$0.00	0.00%
Single Family 50'	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$0.00	\$0.00	\$0.00	0.00%
Single Family 60'	Operations & Maintenance	\$0.00	\$0.00	\$0.00	(2)
	Total	\$0.00	\$0.00	\$0.00	0.00%

⁽¹⁾ FY 2025–2026 will be the first year that O&M assessments are levied on platted lots only.

⁽²⁾ There will be a developer funding agreement in lieu of levied O&M assessments for the unplatted land.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$160,000.00
COLLECTION COSTS @	2%	\$3,404.26
EARLY PAYMENT DISCOUNT @	4%	\$6,808.51
TOTAL O&M ASSESSMENT		<u>\$170,212.77</u>

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2024 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2024 DEBT SERVICE ⁽²⁾	TOTAL
<u>Platted</u>									
<u>Assessment Area One</u>									
Single Family 37.5'	2	2	1.00	2.00	0.95%	\$1,613.39	\$806.70	\$2,100.93	\$2,907.63
Single Family 40'	175	175	1.00	175.00	82.94%	\$141,171.73	\$806.70	\$2,240.99	\$3,047.69
Single Family 50'	24	24	1.00	24.00	11.37%	\$19,360.69	\$806.70	\$2,801.24	\$3,607.94
Single Family 60'	10	10	1.00	10.00	4.74%	\$8,066.96	\$806.70	\$3,361.49	\$4,168.19
<u>Unplatted ⁽³⁾</u>									
<u>Assessment Area One</u>									
Single Family 37.5'	32	32	0.00	0.00	0.00%	\$0.00	\$0.00	\$2,100.93	\$2,100.93
Single Family 40'	50	50	0.00	0.00	0.00%	\$0.00	\$0.00	\$2,240.99	\$2,240.99
Single Family 50'	101	101	0.00	0.00	0.00%	\$0.00	\$0.00	\$2,801.24	\$2,801.24
Single Family 60'	15	15	0.00	0.00	0.00%	\$0.00	\$0.00	\$3,361.49	\$3,361.49
<u>Future Assessment Area</u>									
Single Family 37.5'	64	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 40'	143	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 50'	61	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Single Family 60'	22	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$0.00
Total	699	409		211.00	100.00%	\$170,212.77			

LESS: Hernando County Collection Costs (2%) and Early Payment Discounts (4%):

(\$10,212.77)

Net Revenue to be Collected:

\$160,000.00

⁽¹⁾ Reflects the number of total lots expected to be absorbed by the Series 2024 Bonds.

⁽²⁾ Annual debt service assessment per planned Platted Unit adopted in connection with the Series 2024 bond issue. Annual assessment shown for informational purposes and includes principal, interest, Hernando County collection costs and early payment discounts. It is anticipated that the Series 2024 debt service assessments will be billed directly to the applicable landowner(s) for Fiscal Year 2025-2026, and therefore will exclude Hernando County collection costs and discounts. Please contact the management company for an estoppel request.

⁽³⁾ There will be a developer funding agreement in lieu of levied O&M assessments for the unplatted land.

EXPENDITURES – ADMINISTRATIVE:

Supervisor Fees: The District may compensate its supervisors within the appropriate statutory limits of \$200.00 maximum per meeting within an annual cap of \$4,800.00 per supervisor.

Administrative Services: The District will incur expenditures for the day-to-day operation of District matters. These services include support for the District Management function, recording and preparation of meeting minutes, records retention and maintenance in accordance with Chapter 119, Florida Statutes, and the District's adopted Rules of Procedure, preparation and delivery of agenda, overnight deliveries, facsimiles, and phone calls.

District Management: The District, as required by statute, will contract a firm to provide for the management and administration of the District's day-to-day needs. These services include the conducting of board meetings, workshops, overall administration of District functions, all required state and local filings, preparation of annual budget, purchasing, risk management, preparing various resolutions, and all other secretarial duties requested by the District throughout the year is also reflected in this amount.

District Engineer: The District's engineer provides general engineering services to the District. Among these services are attendance at and preparation for monthly board meetings, review of construction invoices, and all other engineering services requested by the district throughout the year.

Disclosure Report: The District is required to file quarterly and annual disclosure reports, as required in the District's Trust Indenture, with the specified repositories. This is contracted out to a third party in compliance with the Trust Indenture.

Trustee's Fees: The District will incur annual trustee fees upon the issuance of bonds for the oversight of the various accounts relating to the bond issues.

Assessment Roll: The District will contract with a firm to prepare, maintain, and certify the assessment roll(s) and annually levy a non-ad valorem assessment for operating and debt service expenses.

Financial & Revenue Collections: Services of the Collection Agent include all functions necessary for the timely billing and collection, and reporting of District assessments to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. The Collection Agent also maintains and updates the District's lien book(s) annually and provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Accounting Services: Services include the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida, and monitoring of trust account activity.

Auditing Services: The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting firm, once it reaches certain revenue and expenditure levels, or has issued bonds and incurred debt.



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Arbitrage Rebate Calculation: The District is required to calculate the interest earned from bond proceeds each year pursuant to the Internal Revenue Code of 1986. The Rebate Analyst is required to verify that the District has not received earnings higher than the yield of the bonds.

Travel: Each Board Supervisor and the District Staff are entitled to reimbursement for travel expenses per Florida Statutes 190.006(8).

Public Officials Liability Insurance: The District will incur expenditures for public officials' liability insurance for the Board and Staff.

Legal Advertising: The District will incur expenditures related to legal advertising. The items for which the District will advertise include, but are not limited to meeting schedules, special meeting notices, public hearings, bidding etc., for the District based on statutory guidelines

Bank Fees: The District will incur bank service charges during the year.

Dues, Licenses & Fees: The District is required to pay an annual fee to the Department of Economic Opportunity, along with other items that may require licenses or permits, etc.

Miscellaneous Fees: The District could incur miscellaneous fees throughout the year, which may not fit into any standard categories.

Website Hosting, Maintenance, and Email: The District may incur fees as they relate to the development and ongoing maintenance of its own website, along with possible email services if requested.

District Counsel: The District's legal counsel provides general legal services to the District. Among these services are attendance at and preparation for monthly board meetings, review of operating and maintenance contracts, and all other legal services requested by the district throughout the year.



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EXPENDITURES - FIELD OPERATIONS:

Deputy Services: The District may wish to contract with the local police agency to provide security for the District.

Security Services and Patrols: The District may wish to contract a private company to provide security for the District.

Electric Utility Services: The District will incur electric utility expenditures for general purposes such as irrigation timers, lift station pumps, fountains, etc.

Street Lights: The District may have expenditures relating to streetlights throughout the community. These may be restricted to main arterial roads or in some cases to all streetlights within the District's boundaries.

Utility - Recreation Facility: The District may budget separately for its recreation and or amenity electric separately.

Gas Utility Services: The District may incur gas utility expenditures related to district operations at its facilities such as pool heat etc.

Garbage - Recreation Facility: The District will incur expenditures related to the removal of garbage and solid waste.

Solid Waste Assessment Fee: The District may have an assessment levied by another local government for solid waste, etc.

Water-Sewer Utility Services: The District will incur water/sewer utility expenditures related to district operations.

Utility - Reclaimed: The District may incur expenses related to the use of reclaimed water for irrigation.

Aquatic Maintenance: Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Fountain Service Repairs & Maintenance: The District may incur expenses related to maintaining the fountains throughout the Parks & Recreation areas

Lake/Pond Bank Maintenance: The District may incur expenditures to maintain lake banks, etc. for the ponds and lakes within the District's boundaries, along with planting of beneficial aquatic plants, stocking of fish, mowing, and landscaping of the banks as the District determines necessary.

Wetland Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various wetlands and waterways by other governmental entities.

Mitigation Area Monitoring & Maintenance: The District may be required to provide for certain types of monitoring and maintenance activities for various mitigation areas by other governmental entities.



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Aquatic Plant Replacement: The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

General Liability Insurance: The District will incur fees to insure items owned by the District for its general liability needs.

Property Insurance: The District will incur fees to insure items owned by the District for its property needs.

Entry and Walls Maintenance: The District will incur expenditures to maintain the entry monuments and the fencing.

Landscape Maintenance: The District will incur expenditures to maintain the rights-of-way, median strips, recreational facilities, including pond banks, entryways, and similar planting areas within the District. These services include, but are not limited to monthly landscape maintenance, fertilizer, pesticides, annuals, mulch, and irrigation repairs.

Irrigation Maintenance: The District will incur expenditures related to the maintenance of the irrigation systems.

Irrigation Repairs: The District will incur expenditures related to repairs of the irrigation systems.

Landscape Replacement: Expenditures related to the replacement of turf, trees, shrubs etc.

Field Services: The District may contract for field management services to provide landscape maintenance oversight.

Miscellaneous Fees: The District may incur miscellaneous expenses that do not readily fit into defined categories in field operations.

Gate Phone: The District will incur telephone expenses if the District has gates that are to be opened and closed.

Street/Parking Lot Sweeping: The District may incur expenses related to street sweeping for roadways it owns or are owned by another governmental entity, for which it elects to maintain.

Gate Facility Maintenance: Expenses related to the ongoing repairs and maintenance of gates owned by the District if any.

Sidewalk Repair & Maintenance: Expenses related to sidewalks located in the right-of-way of streets that the District may own, if any.

Roadway Repair & Maintenance: Expenses related to the repair and maintenance of roadways owned by the District if any.

Employees - Salaries: The District may incur expenses for employees/staff members needed for the recreational facilities, such as Clubhouse Staff.

Employees - P/R Taxes: This is the employer's portion of employment taxes, such as FICA etc.



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Employee - Workers' Comp: Fees related to obtaining workers' compensation insurance.

Management Contract: The District may contract with a firm to provide for the oversight of its recreation facilities.

Maintenance & Repair: The District may incur expenses to maintain its recreation facilities.

Facility Supplies: The District may have facilities that require various supplies to operate.

Gate Maintenance & Repairs: Any ongoing gate repairs and maintenance would be included in this line item.

Telephone, Fax, Internet: The District may incur telephone, fax, and internet expenses related to the recreational facilities.

Office Supplies: The District may have an office in its facilities that requires various office-related supplies.

Clubhouse - Facility Janitorial Service: Expenses related to the cleaning of the facility and related supplies.

Pool Service Contract: Expenses related to the maintenance of swimming pools and other water features.

Pool Repairs: Expenses related to the repair of swimming pools and other water features.

Security System Monitoring & Maintenance: The District may wish to install a security system for the clubhouse

Clubhouse Miscellaneous Expense: Expenses that may not fit into a defined category in this section of the budget

Athletic/Park Court/Field Repairs: Expenses related to any facilities such as tennis, basketball etc.

Trail/Bike Path Maintenance: Expenses related to various types of trail or pathway systems the District may own, from hard surface to natural surfaces.

Special Events: Expenses related to functions such as holiday events for the public's enjoyment

Miscellaneous Fees: Monies collected and allocated for fees that the District could incur throughout the year, which may not fit into any standard categories.

Miscellaneous Contingency: Monies collected and allocated for expenses that the District could incur throughout the year, which may not fit into any standard categories.

Capital Outlay: Monies collected and allocated for various projects as they relate to public improvements.



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

The Debt Service Fund Budget Account Category Descriptions are subject to change at any time depending on its application to the District. Please note, not all Debt Service Fund Budget Account Category Descriptions are applicable to the District indicated above. Uses of the descriptions contained herein are intended for general reference.

REVENUES:

Special Assessments: The District may levy special assessments to repay the debt incurred by the sale of bonds to raise working capital for certain public improvements. The assessments may be collected in the same fashion as described in the Operations and Maintenance Assessments.

EXPENDITURES – ADMINISTRATIVE:

Bank Fees: The District may incur bank service charges during the year.

Debt Service Obligation: This would be a combination of the principal and interest payment to satisfy the annual repayment of the bond issue debt.



Rizzetta & Company

Tab 3

RESOLUTION 2025-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors (“**Board**”) of the Somerset Bay Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2024-2025 and/or revised projections for fiscal year 2025-2026.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Somerset Bay Community Development District for the Fiscal Year Beginning October 1, 2025, and Ending September 30, 2026.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of \$_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
<i>Total Reserve Fund [if Applicable]</i>	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2025.

Attested By:

**Somerset Bay Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

Print Name: _____
☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Adopted Budget

Tab 4

RESOLUTION 2025-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Somerset Bay Community Development District (“**District**”) is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hernando County, Florida (“**County**”);

WHEREAS, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2025-2026 attached hereto as **Exhibit A** (“**FY 2025-2026 Budget**”) and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel’s portion of the FY 2025-2026 Budget (“**O&M Assessments**”);

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference (“**Assessment Roll**”);

WHEREAS, it is in the best interests of the District to directly collect the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the

Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2025-2026 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2025-2026 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2025-2026 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. Direct Bill for All O&M Assessments.

- i. The O&M Assessments on all lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

- b. Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 5. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

Section 6. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 7. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 8. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 5, 2025.

Attested By:

**Somerset Bay Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

Print Name: _____
Chair/Vice Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

Tab 5

RESOLUTION 2025-07

A RESOLUTION OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIMES AND LOCATIONS FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS OF THE DISTRICT AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Somerset Bay Community Development District (“**District**”) is a local unit of special-purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being entirely situated in Hernando County, Florida; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) desires to designate the schedule (including the date, time, and location) of its regular meetings for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026 (“**FY 25-26 Meeting Schedule**”); and

WHEREAS, the Board is required by Section 189.015, Florida Statutes to file a schedule of its regular meetings with the local governing authority.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD THAT:

1. **Adoption of Meeting Schedule** The FY 25-26 Meeting Schedule attached hereto as **Exhibit A** and incorporated by reference herein is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule**. The District Manager is hereby directed to publish and file the FY 25-26 Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date**. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

PASSED AND ADOPTED THE 5TH DAY OF AUGUST 2025.

ATTEST:

**SOMERSET BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chair/ Vice Chair of the Board of Supervisors

EXHIBIT A
Notice of FY 2024/2025 Meeting Schedule
Somerset Bay Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Somerset Bay Community Development District are scheduled to be held at 11:00 a.m. or immediately following the adjournment of Waterford CDD at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 2, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Tab 6

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

June 4, 2025 – Minutes of the Regular Meeting

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board of Supervisors with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT**

The regular Meeting of the Board of Supervisors of Somerset Bay Community Development District to be held on **Wednesday, June 4, 2025, at 11:00 a.m.** or immediately following the adjournment of Waterford CDD at the office of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601.

Present and constituting a quorum:

Ron Bastyr	Board Supervisor, Chairman
Lynette Bastyr	Board Supervisor, Assistant Secretary
Cole Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Wesley Elias	District Manager, Rizzetta & Company, Inc.
Stacey Gillis	District Coordinator, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via phone)

Audience	Not Present
----------	--------------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Elias called the meeting to order at 11:14 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience comments at this time.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

June 4, 2025 – Minutes of the Regular Meeting

B. District Engineer
No Report.

C. District Manager
Mr. Elias presented his District Manager report and reminded the Board that the next regular meeting is on July 1, 2025 at 11:00 a.m., or immediately following the adjournment of Waterford CDD. He also presented the 1st quarter website audit report, with no findings, and informed the Board that there are currently no registered voters in the community.

FOURTH ORDER OF BUSINESS

**Consideration of Interlocal
Uniform Collection Agreement
with Hernando County**

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the Interlocal Uniform Collection Agreement Between Somerset Bay CDD and Hernando County Property Appraiser, for the Somerset Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution
2025-04, Approving FY 2025-
2026 Proposed Budget and
Setting the Public Hearing**

The Board reviewed and approved the FY 2025-2026 Proposed Budget, as presented, with no increase and set the Public Hearing Date for August 5, 2025 at 11:00 a.m.

On a motion from Mr. R. Bastyr, seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors adopted the FY 2025-2026 Proposed Budget, as presented, with no increase and set the Public Hearing for August 5, 2025 at 11:00 a.m., for the Somerset Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Minutes the
Board of Supervisors Meeting
held on May 7, 2025**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the regular minutes of the Board of Supervisors' meeting held on May 7, 2025, as presented, for the Somerset Bay Community Development District.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

June 4, 2025 – Minutes of the Regular Meeting

SEVENTH ORDER OF BUSINESS

**Ratification of Operation and
Maintenance Expenditures for
April 2025**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for April 2025 (\$0), for the Somerset Bay Community Development District.

EIGHTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Comments at this time.

NINTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors adjourned the meeting at 11:19 a.m., for the Somerset Bay Community Development District.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 7

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Assistant Secretary

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Engineering Associates, Inc	100123	00356652	Engineering Services 05/24	\$ 5,750.00
Coastal Engineering Associates, Inc	100123	00357938	Engineering Services 12/24	\$ 562.50
Coastal Engineering Associates, Inc	100123	00358053	Engineering Services 01/25	\$ 250.00
Egis Insurance Advisors, LLC	100128	27731	Policy #TBD New WREC Utility Bond 05/02/25-05/02/26	\$ 1,347.00
Lynette Wagner Bastyr	100124	LB030425 583	Board of Supervisors Meeting 03/04/25	\$ 200.00
Rizzetta & Company, Inc.	100122	INV0000096835	District Management Fees 02/25	\$ 5,045.26
Ronald Bastyr	100125	RB030425 583	Board of Supervisors Meeting 03/04/25	\$ 200.00
Shane O'Neil	100126	SO030425 583	Board of Supervisors Meeting 03/04/25	\$ 200.00
Straley Robin Vericker	100127	25709	Legal Services 11/24	\$ 975.00
Straley Robin Vericker	100127	25789	Legal Services 12/24	\$ 1,088.70
Straley Robin Vericker	100127	25951	Legal Services 01/25	<u>\$ 297.50</u>
Report Total				<u>\$ 15,915.96</u>

966 CANDLELIGHT BLVD.
BROOKSVILLE, FL 34601
(352) 796-9423

Invoice number 00356652
Date 05/31/2024

Project **22068 Somerset Bay CDD/District
Engineering Services**

Professional Fees

Aging Summary

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT	Invoice number 00356652	Invoice date 05/31/2024
---	-------------------------	-------------------------

TERMS: DUE UPON RECEIPT

Coastal Engineering Associates Inc
966 CANDLELIGHT BLVD.
BROOKSVILLE, FL 34601
(352) 796-9423

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
ATTN: DISTRICT MANAGER
TAMPA, FL 33614

Invoice number 00357938
Date 12/31/2024

Project **22068 Somerset Bay CDD/District
Engineering Services**

Professional Services

Professional Fees

	Date	Hours	Billed Amount
Senior Construction Manager/Inspector			
	12/04/2024	4.00	500.00
cr 06 review, worksheet, submit draft to cdd attorney			
	12/11/2024	0.50	62.50
cr 6 final			
Subtotal		4.50	562.50
Phase subtotal			562.50
RECEIVED 02-20-2025		Invoice total	562.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356652	05/31/2024	5,750.00					5,750.00
00357139	08/31/2024	180.00					180.00
00357504	10/31/2024	615.00			615.00		
00357769	11/30/2024	125.00		125.00			
Total		6,670.00	0.00	125.00	615.00	0.00	5,930.00

TERMS: DUE UPON RECEIPT

Coastal Engineering Associates Inc
966 CANDLELIGHT BLVD.
BROOKSVILLE, FL 34601
(352) 796-9423

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
3434 COLWELL AVE
SUITE 200
ATTN: DISTRICT MANAGER
TAMPA, FL 33614

Invoice number 00358053
Date 01/30/2025

Project **22068 Somerset Bay CDD/District
Engineering Services**

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Senior Construction Manager/Inspector				
	01/08/2025	1.00	125.00	125.00
<i>recieve file coord cr 7</i>				
	01/13/2025	1.00	125.00	125.00
<i>coord client revisions cr 7</i>				
	Subtotal	2.00		250.00
	Phase subtotal			250.00
			Invoice total	250.00

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356652	05/31/2024	5,750.00					5,750.00
00357139	08/31/2024	180.00					180.00
00357504	10/31/2024	615.00			615.00		
00357769	11/30/2024	125.00		125.00			
00357938	12/31/2024	562.50	562.50				
	Total	7,232.50	562.50	125.00	615.00	0.00	5,930.00

TERMS: DUE UPON RECEIPT



Somerset Bay Community Development District
c/o Rizzetta & Company
3434 Colwell Ave, Suite 200
Tampa, FL 33614

INVOICE

Customer	Somerset Bay Community Development District
Acct #	1154
Date	05/06/2025
Customer Service	Yvette Nunez
Page	1 of 1

Payment Information	
Invoice Summary	\$ 1,347.00
Payment Amount	\$1,347.00
Payment for:	Invoice#27731
TBD	

Thank You

Please detach and return with payment



Customer: Somerset Bay Community Development District

Invoice	Effective	Transaction	Description	Amount
27731	05/02/2025	New business	Policy #TBD 05/02/2025-05/02/2026 DBL Surety, LLC WREC Utility BOnd - New business Due Date: 5/6/2025	1,347.00

Total

RECEIVED
05-06-2025

\$ 1,347.00

Thank You

FOR PAYMENTS SENT OVERNIGHT:
Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

P.O. Box 748555
Atlanta, GA 30374-8555

scclimer@egisadvisors.com

05/06/2025

Somerset Bay CDD

Meeting Date: March 4, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>	
Ron Bastyr	<input checked="" type="checkbox"/>	RB030425
Shane O'Neil	<input checked="" type="checkbox"/>	SO030425
Cheri O'Neil	<input type="checkbox"/>	
Cole Bastyr	<input type="checkbox"/>	
Lynette Bastyr	<input checked="" type="checkbox"/>	LB030425

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
03/05/2025**EXTENDED MEETING TIMECARD**

Meeting Start Time:	11:35 AM
Meeting End Time:	11:45 AM
Total Meeting Time:	11:45 10 Min

Time Over _____ (?) Hours:

Total at \$175 per Hour:

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
2/2/2025	INV0000096835

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
February	Upon Receipt	00583

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,799.17	\$1,799.17
Administrative Services	1.00	\$393.67	\$393.67
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	2.00	\$15.00	\$30.00
Financial & Revenue Collections Services	1.00	\$337.42	\$337.42
Management Services	1.00	\$1,968.33	\$1,968.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>01-28-2025</div> </div>	Subtotal		\$5,045.26
	Total		\$5,045.26

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company

3434 Colwell Ave. Suite 200

Tampa, FL 33614

December 11, 2024

Client: 001562

Matter: 000001

Invoice #: 25709

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
11/4/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$150.00
11/5/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
11/6/2024	JMV	TELEPHONE CALL FROM R. BASTYR; REVIEW CDD ORDINANCE; REVIEW CDD PETITION.	0.8	\$300.00
11/14/2024	JMV	REVIEW EMAIL FROM J. PRIDGEON; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$112.50
11/21/2024	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$75.00
11/25/2024	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE AND AGENDA.	0.3	\$112.50
Total Professional Services			2.6	\$975.00

December 11, 2024
Client: 001562
Matter: 000001
Invoice #: 25709

Page: 2

Total Services	\$975.00
Total Disbursements	\$0.00
Total Current Charges	\$975.00
Previous Balance	\$5,003.90
PAY THIS AMOUNT	\$5,978.90

RECEIVED
12-11-2024

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24908	July 09, 2024	\$2,130.00	\$3.90	\$0.00	\$0.00	\$3,108.90
25049	August 07, 2024	\$615.00	\$0.00	\$0.00	\$0.00	\$1,590.00
25287	September 12, 2024	\$952.50	\$0.00	\$0.00	\$0.00	\$1,927.50
25388	October 17, 2024	\$450.00	\$0.00	\$0.00	\$0.00	\$1,425.00
25537	November 15, 2024	\$852.50	\$0.00	\$0.00	\$0.00	\$1,827.50
Total Remaining Balance Due						\$5,978.90

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,827.50	\$450.00	\$952.50	\$2,748.90

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company

3434 Colwell Ave. Suite 200

Tampa, FL 33614

January 09, 2025

Client: 001562

Matter: 000001

Invoice #: 25789

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
12/3/2024	JMV	TELEPHONE CALLS WITH DISTRICT MANAGER; PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
12/20/2024	JMV	PREPARE FOR AND ATTEND MEETING WITH R. BASTYR; TELEPHONE CALL WITH S. BRIZENDINE.	1.8	\$675.00
12/23/2024	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$75.00
Total Professional Services			2.9	\$1,087.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
12/31/2024	Photocopies	\$1.20
Total Disbursements		\$1.20

January 09, 2025
Client: 001562
Matter: 000001
Invoice #: 25789

Page: 2

Total Services	\$1,087.50
Total Disbursements	\$1.20
Total Current Charges	\$1,088.70
Previous Balance	\$5,978.90
PAY THIS AMOUNT	\$7,067.60

RECEIVED
01-09-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24908	July 09, 2024	\$2,130.00	\$3.90	\$0.00	\$0.00	\$3,222.60
25049	August 07, 2024	\$615.00	\$0.00	\$0.00	\$0.00	\$1,703.70
25287	September 12, 2024	\$952.50	\$0.00	\$0.00	\$0.00	\$2,041.20
25388	October 17, 2024	\$450.00	\$0.00	\$0.00	\$0.00	\$1,538.70
25537	November 15, 2024	\$852.50	\$0.00	\$0.00	\$0.00	\$1,941.20
25709	December 11, 2024	\$975.00	\$0.00	\$0.00	\$0.00	\$2,063.70
Total Remaining Balance Due						\$7,067.60

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,063.70	\$852.50	\$450.00	\$3,701.40

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

c/o Rizzetta & Company

3434 Colwell Ave. Suite 200

Tampa, FL 33614

February 05, 2025

Client: 001562

Matter: 000001

Invoice #: 25951

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
1/2/2025	JMV	REVIEW EMAIL FROM W. ELIAS; DRAFT EMAIL TO W. ELIAS.	0.2	\$75.00
1/3/2025	AM	REVIEW DISTRICT'S WEBSITE TO CONFIRM COUNSEL'S CORRECT INFORMATION.	0.2	\$35.00
1/6/2025	JMV	REVIEW EMAILS FROM W. ELIAS RE: CDD AUDIT PROCEDURES; DRAFT EMAIL TO W. ELIAS.	0.3	\$112.50
1/21/2025	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$75.00
Total Professional Services			0.9	\$297.50

February 05, 2025
Client: 001562
Matter: 000001
Invoice #: 25951

Page: 2

Total Services	\$297.50
Total Disbursements	\$0.00
Total Current Charges	\$297.50
Previous Balance	\$7,067.60
PAY THIS AMOUNT	\$7,365.10

RECEIVED
03-17-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24908	July 09, 2024	\$2,130.00	\$3.90	\$0.00	\$0.00	\$2,431.40
25049	August 07, 2024	\$615.00	\$0.00	\$0.00	\$0.00	\$912.50
25287	September 12, 2024	\$952.50	\$0.00	\$0.00	\$0.00	\$1,250.00
25388	October 17, 2024	\$450.00	\$0.00	\$0.00	\$0.00	\$747.50
25537	November 15, 2024	\$852.50	\$0.00	\$0.00	\$0.00	\$1,150.00
25709	December 11, 2024	\$975.00	\$0.00	\$0.00	\$0.00	\$1,272.50
25789	January 09, 2025	\$1,087.50	\$1.20	\$0.00	\$0.00	\$1,386.20
Total Remaining Balance Due						\$7,365.10

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,386.20	\$975.00	\$852.50	\$4,151.40

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA
MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

Assistant Secretary

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Engineering Associates, Inc	100133	00358441	Engineering Services 03/25	\$ 832.50
Cole Michael Bastyr	100134	CB040225 583	Board of Supervisors Meeting 04/02/25	\$ 200.00
Cole Michael Bastyr	100134	CB050725 583	Board of Supervisors Meeting 05/07/25	\$ 200.00
Cole Michael Bastyr	100134	CB060425 583	Board of Supervisors Meeting 06/04/25	\$ 200.00
Lynette Wagner Bastyr	100135	LB040225 583	Board of Supervisors Meeting 04/02/25	\$ 200.00
Lynette Wagner Bastyr	100135	LB060425 583	Board of Supervisors Meeting 06/04/25	\$ 200.00
Rizzetta & Company, Inc.	100131	INV0000097450	District Management Fees 03/25	\$ 5,045.26
Rizzetta & Company, Inc.	100130	INV0000098295	District Management Fees 04/25	\$ 5,045.26
Rizzetta & Company, Inc.	100129	INV0000098920	District Management Fees 05/25	\$ 5,045.26
Rizzetta & Company, Inc.	100132	INV0000099697	District Management Fees 06/25	\$ 5,045.26
Ronald Bastyr	100136	RB040225 583	Board of Supervisors Meeting 04/02/25	\$ 200.00
Ronald Bastyr	100136	RB050725 583	Board of Supervisors Meeting 05/07/25	\$ 200.00

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Ronald Bastyr	100136	RB060425 583	Board of Supervisors Meeting 06/04/25	\$ 200.00
School Now	100137	INV-SN-656	CDD Website Services - Annual Service 03/25	\$ 1,537.50
Shane O'Neil	100138	SO040225 583	Board of Supervisors Meeting 04/02/25	\$ 200.00
Shane O'Neil	100138	SO050725 583	Board of Supervisors Meeting 05/07/25	\$ 200.00
Straley Robin Vericker	100139	26170	Legal Services 02/25	\$ 3,037.50
Straley Robin Vericker	100139	26311	Legal Services 03/25	\$ 1,166.25
Straley Robin Vericker	100139	26479	Legal Services 04/25	\$ 740.00
Times Publishing Company	100140	29423-032325	Account# TB320606 Legal Advertising 03/25	<u>\$ 116.00</u>
Report Total				<u>\$ 29,610.79</u>

Coastal Engineering Associates Inc
 966 CANDLELIGHT BLVD.
 BROOKSVILLE, FL 34601
 (352) 796-9423

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
 3434 COLWELL AVE
 SUITE 200
 ATTN: DISTRICT MANAGER
 TAMPA, FL 33614

Invoice number 00358441
 Date 03/31/2025
 Project **22068 Somerset Bay CDD/District Engineering Services**

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Senior Construction Manager/Inspector				
	03/18/2025	1.50	125.00	187.50
set up folder for cr 9, review ripa pay app, prepare cr 9 worksheet				
	03/25/2025	3.00	125.00	375.00
cr 10				
Subtotal		4.50		562.50
Project Manager/Construction				
	03/18/2025	1.00	180.00	180.00
Review Pay app and complete CDD reimbursement ppwk.				
	03/19/2025	0.50	180.00	90.00
Emails, for additional info.				
Subtotal		1.50		270.00
Phase subtotal				832.50

RECEIVED
 04-04-2025

Invoice total **832.50**

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00356652	05/31/2024	5,750.00					5,750.00
00357938	12/31/2024	562.50				562.50	
00358053	01/30/2025	250.00			250.00		
00358273	02/28/2025	675.00		675.00			
00358441	03/31/2025	832.50	832.50				
Total		8,070.00	832.50	675.00	250.00	562.50	5,750.00

TERMS: DUE UPON RECEIPT

Somerset Bay CDD

Meeting Date: April 2, 2025

SUPERVISOR PAY REQUEST**RECEIVED**
04-03-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Ron Bastyr	<input checked="" type="checkbox"/>
Shane O'Neil	<input checked="" type="checkbox"/>
Cheri O'Neil	<input type="checkbox"/>
Cole Bastyr	<input checked="" type="checkbox"/>
Lynette Bastyr	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	2:25 PM
Meeting End Time:	2:31 PM
Total Meeting Time:	6 Minutes

Time Over _____ (?) Hours:	
----------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____

Somerset Bay CDD
Meeting Date: May 7, 2025

SUPERVISOR PAY REQUEST

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Ron Bastyr	<input checked="" type="checkbox"/>
Shane O'Neil	<input checked="" type="checkbox"/>
Cheri O'Neil	<input type="checkbox"/>
Cole Bastyr	<input checked="" type="checkbox"/>
Lynette Bastyr	<input type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

RECEIVED
05-07-2025

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:39
Meeting End Time:	11:43
Total Meeting Time:	3

Time Over _____ (?) Hours:	
----------------------------	--

Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



Somerset Bay CDD
Meeting Date: June 4, 2025

SUPERVISOR PAY REQUEST

RECEIVED
06-04-2025

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Ron Bastyr	<input checked="" type="checkbox"/>
Shane O'Neil	<input type="checkbox"/>
Cheri O'Neil	<input type="checkbox"/>
Cole Bastyr	<input checked="" type="checkbox"/>
Lynette Bastyr	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	11:14
Meeting End Time:	11:19
Total Meeting Time:	5 Minutes

Time Over _____ (?) Hours:	
----------------------------	--

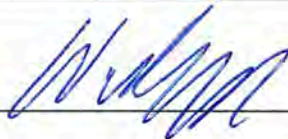
Total at \$175 per Hour:	
--------------------------	--

ADDITIONAL OR CONTINUED MEETING TIMECARD

Meeting Date:	
Additional or Continued Meeting?	
Total Meeting Time:	
Total at \$175 per Hour:	

Business Mileage Round Trip	
IRS Rate per Mile	\$0.700
Mileage to Charge	\$0.00

DM Signature: _____



Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
3/2/2025	INV0000097450

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
March	Upon Receipt	00583

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,799.17	\$1,799.17
Administrative Services	1.00	\$393.67	\$393.67
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	2.00	\$15.00	\$30.00
Financial & Revenue Collections Services	1.00	\$337.42	\$337.42
Management Services	1.00	\$1,968.33	\$1,968.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>02-27-2025</div> </div>	Subtotal		\$5,045.26
	Total		\$5,045.26

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
4/2/2025	INV0000098295

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
April	Upon Receipt	00583

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,799.17	\$1,799.17
Administrative Services	1.00	\$393.67	\$393.67
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	2.00	\$15.00	\$30.00
Financial & Revenue Collections Services	1.00	\$337.42	\$337.42
Management Services	1.00	\$1,968.33	\$1,968.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>03-27-2025</div> </div>	Subtotal		\$5,045.26
	Total		\$5,045.26

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
5/2/2025	INV0000098920

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
May	Upon Receipt	00583

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,799.17	\$1,799.17
Administrative Services	1.00	\$393.67	\$393.67
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	2.00	\$15.00	\$30.00
Financial & Revenue Collections Services	1.00	\$337.42	\$337.42
Management Services	1.00	\$1,968.33	\$1,968.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>04-29-2025</div> </div>	Subtotal		\$5,045.26
	Total		\$5,045.26

Rizzetta & Company, Inc.
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Invoice

Date	Invoice #
6/2/2025	INV0000099697

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Services for the month of	Terms	Client Number
June	Upon Receipt	00583

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,799.17	\$1,799.17
Administrative Services	1.00	\$393.67	\$393.67
Dissemination Services	1.00	\$416.67	\$416.67
Email Accounts, Admin & Maintenance	2.00	\$15.00	\$30.00
Financial & Revenue Collections Services	1.00	\$337.42	\$337.42
Management Services	1.00	\$1,968.33	\$1,968.33
Website Compliance & Management	1.00	\$100.00	\$100.00
<div> <div>RECEIVED</div> <div>05-28-2025</div> </div>	Subtotal		\$5,045.26
	Total		\$5,045.26



INVOICE

Somerset Bay CDD
5844 Old Pasco Rd
Suite 100
Wesley Chapel FL 33544
United States

Invoice # INV-SN-656
Invoice Date: 4/2/2025
Due Date: 5/2/2025
PO#:

Item	Description	AMOUNT
SchoolNow CDD	Community Development District (CDD) governmental unit management company ADA-compliant website	\$600.00
SchoolNow CDD ADA-PDF	Community Development District (CDD) PDF Accessibility Compliance Service	\$937.50

Subscription start: 3/1/2025
Subscription end: 2/28/2026

Subtotal: \$1,537.50
Tax Total:
Total: \$1,537.50
Amount Paid: \$0.00

Direct Deposit Instruction:

Amount Due: \$1,537.50

RECEIVED
04-03-2025

[Click here to pay with Credit Card.](#)

Check Remittance:

Innersync Studios Ltd
P.O. Box 771470
St. Louis, MO 63177-9816
United States

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Somerset Bay CDD
c/o Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

March 12, 2025

Client: 001562

Matter: 000001

Invoice #: 26170

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
2/12/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$87.50
2/13/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	1.1	\$412.50
2/18/2025	JMV	REVIEW EMAIL FROM S. GILLIS; REVIEW LEGAL NOTICE.	0.2	\$75.00
2/24/2025	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FISCAL YEAR 2025-2026; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$175.00
2/25/2025	JMV	TELEPHONE CALL WITH R. BASTYR; TELEPHONE CALL WITH S. BRIZENDINE; REVIEW ORDINANCE FOR EXPANSION AREA.	1.1	\$412.50
2/27/2025	JMV	PREPARE CLUBHOUSE INTERLOCAL AGREEMENT.	2.2	\$825.00
2/28/2025	JMV	PREPARE DECLARATION FOR AMENITIES.	2.8	\$1,050.00
Total Professional Services			8.9	\$3,037.50

March 12, 2025
Client: 001562
Matter: 000001
Invoice #: 26170

Page: 2

Total Services	\$3,037.50
Total Disbursements	\$0.00
Total Current Charges	\$3,037.50
Previous Balance	\$7,365.10
Less Payments	(\$5,003.90)
PAY THIS AMOUNT	\$5,398.70

RECEIVED
03-12-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25709	December 11, 2024	\$975.00	\$0.00	\$0.00	\$0.00	\$4,012.50
25789	January 09, 2025	\$1,087.50	\$1.20	\$0.00	\$0.00	\$4,126.20
25951	February 05, 2025	\$297.50	\$0.00	\$0.00	\$0.00	\$3,335.00
Total Remaining Balance Due						\$5,398.70

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,037.50	\$297.50	\$1,088.70	\$975.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Somerset Bay CDD
c/o Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

April 08, 2025

Client: 001562

Matter: 000001

Invoice #: 26311

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
3/3/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.5	\$187.50
3/4/2025	JMV	PREPARE DECLARATION FOR CLUBHOUSE AMENITIES; PREPARE FOR AND ATTEND CDD BOARD MEETING.	1.9	\$712.50
3/11/2025	LC	PREPARE EXHIBIT A TO DECLARATION OF INTENT TO ENTER INTO THE CLUBHOUSE AMENITIES INTERLOCAL AGREEMENT; E-RECORD SAME.	0.3	\$52.50
3/17/2025	LC	REVIEW PUBLICATION AD RE MEETING CHANGES FOR THE FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO S. GILLIS RE SAME.	0.2	\$35.00
3/19/2025	JMV	REVIEW EMAIL FROM J. PRIDGEON; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$112.50
Total Professional Services			3.2	\$1,100.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/24/2025	Simplefile E-Recording- Filing Fee- Filing Fee	\$66.25
Total Disbursements		\$66.25

April 08, 2025
Client: 001562
Matter: 000001
Invoice #: 26311

Page: 2

Total Services	\$1,100.00
Total Disbursements	\$66.25
Total Current Charges	\$1,166.25
Previous Balance	\$5,398.70
PAY THIS AMOUNT	\$6,564.95

RECEIVED
04-08-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25709	December 11, 2024	\$975.00	\$0.00	\$0.00	\$0.00	\$2,141.25
25789	January 09, 2025	\$1,087.50	\$1.20	\$0.00	\$0.00	\$2,254.95
25951	February 05, 2025	\$297.50	\$0.00	\$0.00	\$0.00	\$1,463.75
26170	March 12, 2025	\$3,037.50	\$0.00	\$0.00	\$0.00	\$4,203.75
Total Remaining Balance Due						\$6,564.95

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$4,203.75	\$0.00	\$1,386.20	\$975.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Somerset Bay CDD
c/o Rizzetta & Company
3434 Colwell Ave. Suite 200
Tampa, FL 33614

May 06, 2025

Client: 001562

Matter: 000001

Invoice #: 26479

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
4/2/2025	MS	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/21/2025	JMV	PREPARE PRELIMINARY BUDGET RESOLUTION.	0.8	\$300.00
4/22/2025	MS	REVISE, FINALIZE, AND TRANSMIT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	0.2	\$35.00
Total Professional Services			2.4	\$740.00

May 06, 2025
Client: 001562
Matter: 000001
Invoice #: 26479

Page: 2

Total Services	\$740.00
Total Disbursements	\$0.00
Total Current Charges	\$740.00
Previous Balance	\$6,564.95
PAY THIS AMOUNT	\$7,304.95

RECEIVED
05-06-2025

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25709	December 11, 2024	\$975.00	\$0.00	\$0.00	\$0.00	\$1,715.00
25789	January 09, 2025	\$1,087.50	\$1.20	\$0.00	\$0.00	\$1,828.70
25951	February 05, 2025	\$297.50	\$0.00	\$0.00	\$0.00	\$1,037.50
26170	March 12, 2025	\$3,037.50	\$0.00	\$0.00	\$0.00	\$3,777.50
26311	April 08, 2025	\$1,100.00	\$66.25	\$0.00	\$0.00	\$1,906.25
Total Remaining Balance Due						\$7,304.95

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,906.25	\$3,037.50	\$297.50	\$2,063.70



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355
Fed Tax ID 59-0482470

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
3/23/25-3/23/25	SOMERSET BAY CDD	
Billing Date	Sales Rep	Customer Account
3/23/2025	Deirdre Bonett	TB320606
Total Amount Due		Invoice Number
\$116.00		29423-032325

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
3/23/25	3/23/25	29423	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Online Legal Affidavit Fee	2	1.00x60.00 L	\$114.00 \$2.00

RECEIVED
03-24-2025

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR RE ITTANCE



Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone 1 (877) 321-7355

Advertising Run Dates	A vertiser Name	
3/23/25-3/23/25	SOMERSET BAY CDD	
Billing Date	Sales Rep	Customer Account
3/23/2025	Deirdre Bonett	TB320606
Total Amount Due		Invoice Number
\$116.00		29423-032325

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

SOMERSET BAY CDD
3434 Colwell Ave Ste 200 # Rizzetta
Tampa, FL 33614-8390

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

29423

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter FY 2024/25 Revised Meetings was published in said newspaper by print in the issues of 03/23/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus 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/she 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.

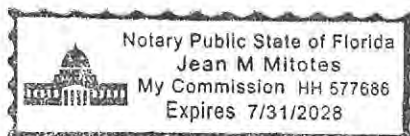
Signature of Affiant

Sworn to and subscribed before me this **03/23/2025**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



Notice of FY 2024/25 Revised Meeting Schedule Somerset Bay Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2024/2025, regular meetings of the Board of Supervisors of the Somerset Bay Community Development District are scheduled to be held at 11:00 a.m. at the offices of Coastal Engineering Associates, Inc., located at 966 Candelight Blvd., Brooksville, Florida 34601, as follows:

October 1, 2024
November 5, 2024
December 3, 2024
January 7, 2025
February 4, 2025
March 4, 2025
April 2, 2025 * 2:00p.m.
May 7, 2025
June 4, 2025
July 1, 2025
August 5, 2025
September 2, 2025

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544 or (813) 994-1001, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 994-1001 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Wesley Elias
District Manager

Run Date: 03/23/20205

29423

Tab 8

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

District Office · Wesley Chapel, Florida · (813) 533-2950
Mailing Address – 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614
www.somersetbaycdd.org

June 12, 2025

U.S. BANK NATIONAL ASSOCIATION

Somerset Bay Special Assessment Bonds, Series 2024
Corporate Trust Services
Attention: Lori Pardee-Cushing
60 Livingston Avenue, 3rd Floor
EP-MN-WS3T
St. Paul, MN 55107

RE: Special Assessment Bonds, Series 2024
Requisitions for Payment

Dear Lori:

Below please find a table detailing the enclosed requisition(s) ready for payment from the District's Construction Trust Account.

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
12	Somerset Land, LLC	\$790,373.92 or Balance Available in Account

If you have any questions regarding this request, please do not hesitate to call me at (813) 533-2950. Thank you for your prompt attention to this matter.

Sincerely,
SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT

Wesley Elias
District Manager

**SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2024
ASSESSMENT AREA ONE PROJECT**

The undersigned, an Authorized Officer of Somerset Bay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of May 1, 2024 (the "Master Indenture"), as supplemented by the First Supplemental Trust Indenture between the District and the Trustee, dated as of May 1, 2024 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

June 10, 2025

(A) Requisition Number: **CR 12**

(B) Name of Payee: **Somerset Land, LLC
18125 Wayne Road
Odessa, FL 33556**

(C) Amount Payable: **\$790,373.92 or Balance Available in Account**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Reimbursement for Expenses Paid for Somerset Bay**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **S2024 Acquisition and Construction Fund**

The undersigned hereby certifies that:

☐ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2024 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Assessment Area One Project and each represents a Cost of the Assessment Area One Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2024 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim affecting the right to receive payment of, any of the moneys payable to the Payee set forth above, which has not been released or will not be released simultaneously with the payment hereof.

The undersigned hereby further certifies that such requisition contains no item representing payment on account of any retained percentage which the District is at the date of such certificate entitled to retain.

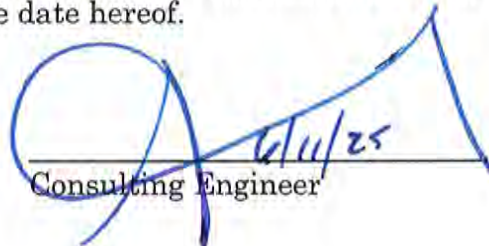
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**SOMERSET BAY COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

**CONSULTING ENGINEER'S APPROVAL FOR
NON-COST OF ISSUANCE REQUESTS ONLY**

If this requisition is for a disbursement from other than the Series 2024 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area One Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Assessment Area One Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer

SOMERSET BAY CDD REIMBURSEMENT CR 12 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	RIPA & Associates Pay App #12	\$626,157.42	\$0.00	\$626,157.42
2	WREC (Somerset 1A)	\$153,225.00	\$0.00	\$153,225.00
3	Coastal Engineering (Inv. 358500)	\$4,182.00	\$0.00	\$4,182.00
4	Coastal Engineering (Inv. 358644)	\$6,809.50	\$0.00	\$6,809.50

TOTAL REIMBURSEMENT DUE

\$790,373.92

I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

I confirm that these costs comply with the project requirements and are eligible for reimbursement under CDD guidelines.

Cliff E. Manuel Jr., P.E.
Florida Registered Engineer #36834
Coastal Engineering Associates, Inc.

Date:

Reviewed For Accuracy
6/10/25

SOMERSET BAY CR 13

RIPA (Pay Application #12): \$626,157.42

WREC (Somerset 1A): \$153,225

Coastal Engineering (Inv. 358500): \$4,182

Coastal Engineering (Inv. 358644): \$6,809.50

TOTAL = \$790,373.92

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: RA250493

To Owner: Somerset Land, LLC

Project: 24-2217- Somerset Bay

Application No.: 12

Distribution to:
☐ Owner
☐ Engineer
☐ Contractor

From Contractor: RIPA & Associates, LLC
1409 Tech Blvd., Suite 1
Tampa, FL 33619

Via Engineer:

Period To: 4/30/2025

Project Nos: 24-2217-

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet is attached.

1. Original Contract Sum	\$14,169,481.50
2. Net Change By Change Order	\$940,676.00
3. Contract Sum To Date	\$15,110,157.50
4. Total Completed and Stored To Date	\$12,707,325.59
5. Retainage:	
a. 10.00% of Completed Work	\$1,270,732.59
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$1,270,732.59
6. Total Earned Less Retainage	\$11,436,593.00
7. Less Previous Certificates For Payments	\$10,810,435.58
8. Current Payment Due This Application	\$626,157.42
9. Balance To Finish, Plus Retainage	\$3,673,564.50
10. Previous Applications Unpaid	\$0.00
11. Total Amount Unpaid to Date	\$626,157.42

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$940,676.00	\$0.00
Total Approved this Month	\$0.00	\$0.00
TOTALS	\$940,676.00	\$0.00
Net Changes By Change Order	\$940,676.00	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief, the work covered by this Application for Payment has been completed in accordance with the Contract Documents. That all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

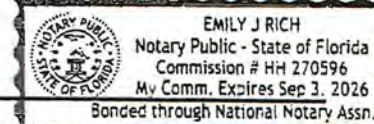
CONTRACTOR: RIPA & Associates, LLC

By: [Signature]
Tim Badyk, Project Manager

Date: 4/25/25

State of: Florida
Subscribed and sworn to before me this 25
Notary Public:
My Commission expires: Emily J Rich

County of: Hillsborough
day of April 2025



ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application, the Architect certifies to the Owner that to the best of the Engineer's knowledge, information, and belief, the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$626,157.42

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ENGINEER:

By: [Signature] Date: 6/10/25

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Reviewed for Accuracy: CAD eligibility

CONTINUATION SHEET

Page 2 of 11

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

Item No.	Description of Work	Qty	Contract Sum to Date										Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work in Place		Total Work In Place To Date	%		
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
	GENERAL CONDITIONS													
1001	MOBILIZATION	0.00	LS	0.00	200,000.00	0.00	0.00	0.00	0.00	200,000.00	200,000.00	100.00%	0.00	20,000.00
1002	NPDES COMPLIANCE	0.00	LS	0.00	30,500.00	0.00	0.00	0.00	0.00	25,925.00	25,925.00	85.00%	4,575.00	2,592.50
1003	MAINTENANCE OF TRAFFIC	0.00	LS	0.00	5,000.00	0.00	0.00	0.00	1,250.00	3,250.00	4,500.00	90.00%	500.00	450.00
1004	CONST. STAKEOUT / RECORD SURVEY	0.00	LS	0.00	320,000.00	0.00	0.00	0.00	16,000.00	272,000.00	288,000.00	90.00%	32,000.00	28,800.00
1005	CONSTRUCTION ENTRANCE	1.00	EA	5,300.00	5,300.00	0.00	1.00	1.00	0.00	5,300.00	5,300.00	100.00%	0.00	530.00
1006	SILT FENCE	13,260.00	LF	1.75	23,205.00	0.00	13,260.00	13,260.00	0.00	23,205.00	23,205.00	100.00%	0.00	2,320.50
	GENERAL CONDITIONS Totals	13,261.00			584,005.00	0.00	13,261.00	13,261.00	17,250.00	529,680.00	546,930.00	93.65%	37,075.00	54,693.00
	EARTHWORK													
1007	CLEARING & GRUBBING	0.00	LS	0.00	670,000.00	0.00	0.00	0.00	0.00	670,000.00	670,000.00	100.00%	0.00	67,000.00
1008	SITE EXCAVATION ***SEE NOTE***	448,500.00	CY	3.30	1,480,050.00	67,275.00	381,225.00	448,500.00	222,007.50	1,258,042.50	1,480,050.00	100.00%	0.00	148,005.00
1009	SOD 2' BOC / EOP - BAHIA	6,900.00	SY	3.15	21,735.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	21,735.00	0.00
1010	SOD POND / SLOPES 4:1 - BAHIA	61,360.00	SY	3.15	193,284.00	46,020.00	0.00	46,020.00	144,963.00	0.00	144,963.00	75.00%	48,321.00	14,496.30
1011	SEED & MULCH DISTURBED AREAS / POND BOTTOMS	463,200.00	SY	0.40	185,280.00	0.00	231,600.00	231,600.00	0.00	92,640.00	92,640.00	50.00%	92,640.00	9,264.00
1012	FINAL GRADING	0.00	LS	0.00	145,000.00	0.00	0.00	0.00	14,500.00	72,500.00	87,000.00	60.00%	58,000.00	8,700.00
	EARTHWORK Totals	979,960.00			2,695,349.00	113,295.00	612,825.00	726,120.00	381,470.50	2,093,182.50	2,474,653.00	91.81%	220,696.00	247,465.30
	PAVING													
1013	1 3/4" TYPE SP 9.5 ASPHALT	30,675.00	SY	20.40	625,770.00	0.00	30,675.00	30,675.00	0.00	625,770.00	625,770.00	100.00%	0.00	62,577.00
1014	6" LIMEROCK BASE (LBR 100)	30,675.00	SY	12.15	372,701.25	6,135.00	15,337.50	21,472.50	74,540.25	186,350.63	260,890.88	70.00%	111,810.37	26,089.09
1015	1" TYPE SP 9.5 ASPHALT	10,780.00	SY	13.15	141,757.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	141,757.00	0.00
1016	1 1/2" TYPE SP 12.5 ASPHALT	10,780.00	SY	18.10	195,118.00	2,695.00	3,773.00	6,468.00	48,779.50	68,291.30	117,070.80	60.00%	78,047.20	11,707.08
1017	1" TYPE FC FRICTION COURSE	1,625.00	SY	20.00	32,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	32,500.00	0.00
1018	2" TYPE SP 12.5 ASPHALT	1,625.00	SY	26.80	43,550.00	1,625.00	0.00	1,625.00	43,550.00	0.00	43,550.00	100.00%	0.00	4,355.00
1019	8" LIMEROCK BASE (LBR 100)	12,405.00	SY	15.35	190,416.75	0.00	12,405.00	12,405.00	0.00	190,416.75	190,416.75	100.00%	0.00	19,041.67
1020	8" CONCRETE - VEHICULAR (EXCLUDES STAMPED PATTERN)	3,945.00	SF	12.10	47,734.50	0.00	3,945.00	3,945.00	0.00	47,734.50	47,734.50	100.00%	0.00	4,773.45

CONTINUATION SHEET

Page 3 of 11

Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice #: RA250493

Contract: 24-2217- Somerset Bay

			Contract Sum to Date												
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work In Place To Date	%	Balance To Finish To Date	Retainage To Date	
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application					
1021	12" STABILIZED SUBGRADE (LBR-40)	43,520.00	SY	8.80	382,976.00	0.00	43,520.00	43,520.00	0.00	382,976.00	382,976.00	100.00%	0.00	38,297.60	
1022	10' ASPHALT TRAIL	6,960.00	LF	48.05	334,428.00	0.00	2,436.00	2,436.00	0.00	117,049.80	117,049.80	35.00%	217,378.20	11,704.98	
1023	MIAMI CURB W/ STABILIZATION	21,890.00	LF	28.15	616,203.50	0.00	12,696.20	12,696.20	0.00	357,398.03	357,398.03	58.00%	258,805.47	35,739.80	
1024	3' CONCRETE VALLEY GUTTER	80.00	LF	38.40	3,072.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,072.00	0.00	
1025	TYPE "D" TRENCH CURB	470.00	LF	26.90	12,643.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,643.00	0.00	
1026	TYPE "RA" CURB W/ STABILIZATION	570.00	LF	43.85	24,994.50	199.50	0.00	199.50	8,748.08	0.00	8,748.08	35.00%	16,246.42	874.81	
1027	TYPE "F" CURB W/ STABILIZATION	8,125.00	LF	31.00	251,875.00	0.00	5,281.25	5,281.25	0.00	163,718.75	163,718.75	65.00%	88,156.25	16,371.88	
1028	4" CONCRETE SIDEWALK W/ FIBER	26,340.00	SF	8.45	222,573.00	0.00	13,170.00	13,170.00	0.00	111,286.50	111,286.50	50.00%	111,286.50	11,128.65	
1029	5' ADA HANDICAPPED RAMP	45.00	EA	1,600.00	72,000.00	22.50	0.00	22.50	36,000.00	0.00	36,000.00	50.00%	36,000.00	3,600.00	
1030	SIGNAGE & STRIPING	0.00	LS	0.00	78,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	78,500.00	0.00	
	PAVING Totals	210,510.00			3,648,812.50	10,677.00	143,238.95	153,915.95	211,617.83	2,250,992.26	2,462,610.09	67.49%	1,186,202.41	246,261.01	
	STORM SEWER														
1031	18" HP STORM	4,780.00	LF	57.00	272,460.00	0.00	4,780.00	4,780.00	0.00	272,460.00	272,460.00	100.00%	0.00	27,246.00	
1032	24" HP STORM	4,590.00	LF	81.00	371,790.00	0.00	4,590.00	4,590.00	0.00	371,790.00	371,790.00	100.00%	0.00	37,179.00	
1033	30" HP STORM	1,770.00	LF	115.00	203,550.00	0.00	1,770.00	1,770.00	0.00	203,550.00	203,550.00	100.00%	0.00	20,355.00	
1034	36" HP STORM	1,620.00	LF	130.00	210,600.00	0.00	1,620.00	1,620.00	0.00	210,600.00	210,600.00	100.00%	0.00	21,060.00	
1035	FDOT TYPE P-3 CURB INLET	10.00	EA	8,900.00	89,000.00	0.00	10.00	10.00	0.00	89,000.00	89,000.00	100.00%	0.00	8,900.00	
1036	FDOT TYPE P-4 CURB INLET	8.00	EA	9,550.00	76,400.00	0.00	8.00	8.00	0.00	76,400.00	76,400.00	100.00%	0.00	7,640.00	
1037	TYPE V GRATE INLET	52.00	EA	6,700.00	348,400.00	0.00	52.00	52.00	0.00	348,400.00	348,400.00	100.00%	0.00	34,840.00	
1038	TYPE V/J GRATE INLET	8.00	EA	11,000.00	88,000.00	0.00	8.00	8.00	0.00	88,000.00	88,000.00	100.00%	0.00	8,800.00	
1039	TYPE P MANHOLE	22.00	EA	5,100.00	112,200.00	0.00	22.00	22.00	0.00	112,200.00	112,200.00	100.00%	0.00	11,220.00	
1040	TYPE J MANHOLE	8.00	EA	8,200.00	65,600.00	0.00	8.00	8.00	0.00	65,600.00	65,600.00	100.00%	0.00	6,560.00	
1041	24" MES	3.00	EA	2,750.00	8,250.00	0.00	3.00	3.00	0.00	8,250.00	8,250.00	100.00%	0.00	825.00	
1042	36" MES	3.00	EA	6,450.00	19,350.00	0.00	3.00	3.00	0.00	19,350.00	19,350.00	100.00%	0.00	1,935.00	
1043	RIP RAP AT END SECTION	6.00	EA	700.00	4,200.00	0.00	6.00	6.00	0.00	4,200.00	4,200.00	100.00%	0.00	420.00	
1044	DEWATERING	0.00	LS	0.00	14,500.00	0.00	0.00	0.00	0.00	14,500.00	14,500.00	100.00%	0.00	1,450.00	
1045	STORM SEWER TESTING	0.00	LS	0.00	110,000.00	0.00	0.00	0.00	16,500.00	49,500.00	66,000.00	60.00%	44,000.00	6,600.00	

CONTINUATION SHEET

Page 4 of 11

Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work In Place		Total Work In Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
	STORM SEWER Totals	12,880.00			1,994,300.00	0.00	12,880.00	12,880.00	16,500.00	1,933,800.00	1,950,300.00	97.79%	44,000.00	195,030.00
	SANITARY SEWER													
1046	8" PVC (0-6' CUT)	2,270.00	LF	34.00	77,180.00	0.00	2,270.00	2,270.00	0.00	77,180.00	77,180.00	100.00%	0.00	7,718.00
1047	8" PVC (6'-8' CUT)	2,850.00	LF	35.00	99,750.00	0.00	2,850.00	2,850.00	0.00	99,750.00	99,750.00	100.00%	0.00	9,975.00
1048	8" PVC (8'-10' CUT)	1,650.00	LF	38.00	62,700.00	0.00	1,650.00	1,650.00	0.00	62,700.00	62,700.00	100.00%	0.00	6,270.00
1049	8" PVC (10'-12' CUT)	2,140.00	LF	41.00	87,740.00	0.00	2,140.00	2,140.00	0.00	87,740.00	87,740.00	100.00%	0.00	8,774.00
1050	8" PVC (12'-14' CUT)	1,010.00	LF	45.00	45,450.00	0.00	1,010.00	1,010.00	0.00	45,450.00	45,450.00	100.00%	0.00	4,545.00
1051	8" PVC (14'-16' CUT)	665.00	LF	72.00	47,880.00	0.00	665.00	665.00	0.00	47,880.00	47,880.00	100.00%	0.00	4,788.00
1052	8" PVC (16'-18' CUT)	1,035.00	LF	88.00	91,080.00	0.00	1,035.00	1,035.00	0.00	91,080.00	91,080.00	100.00%	0.00	9,108.00
1053	8" PVC (18'-20' CUT)	880.00	LF	108.00	95,040.00	0.00	880.00	880.00	0.00	95,040.00	95,040.00	100.00%	0.00	9,504.00
1054	8" PVC (20'-22' CUT)	100.00	LF	125.00	12,500.00	0.00	100.00	100.00	0.00	12,500.00	12,500.00	100.00%	0.00	1,250.00
1055	SANITARY MANHOLE (0'-6' CUT)	21.00	EA	5,150.00	108,150.00	0.00	21.00	21.00	0.00	108,150.00	108,150.00	100.00%	0.00	10,815.00
1056	SANITARY MANHOLE (6'-8' CUT)	13.00	EA	5,700.00	74,100.00	0.00	13.00	13.00	0.00	74,100.00	74,100.00	100.00%	0.00	7,410.00
1057	SANITARY MANHOLE (8'-10' CUT)	10.00	EA	6,600.00	66,000.00	0.00	10.00	10.00	0.00	66,000.00	66,000.00	100.00%	0.00	6,600.00
1058	SANITARY MANHOLE (10'-12' CUT)	9.00	EA	7,550.00	67,950.00	0.00	9.00	9.00	0.00	67,950.00	67,950.00	100.00%	0.00	6,795.00
1059	SANITARY LINED MANHOLE (10'-12' CUT)	1.00	EA	14,500.00	14,500.00	0.00	1.00	1.00	0.00	14,500.00	14,500.00	100.00%	0.00	1,450.00
1060	SANITARY LINED MANHOLE (12'-14' CUT)	4.00	EA	15,500.00	62,000.00	0.00	4.00	4.00	0.00	62,000.00	62,000.00	100.00%	0.00	6,200.00
1061	SANITARY LINED MANHOLE (14'-16' CUT)	4.00	EA	17,000.00	68,000.00	0.00	4.00	4.00	0.00	68,000.00	68,000.00	100.00%	0.00	6,800.00
1062	SANITARY LINED MANHOLE (16'-18' CUT)	3.00	EA	18,000.00	54,000.00	0.00	3.00	3.00	0.00	54,000.00	54,000.00	100.00%	0.00	5,400.00
1063	SANITARY LINED MANHOLE (18'-20' CUT)	4.00	EA	18,500.00	74,000.00	0.00	4.00	4.00	0.00	74,000.00	74,000.00	100.00%	0.00	7,400.00
1064	SANITARY LINED MANHOLE (20'-22' CUT)	1.00	EA	19,500.00	19,500.00	0.00	1.00	1.00	0.00	19,500.00	19,500.00	100.00%	0.00	1,950.00
1065	SANITARY DROP MANHOLE (16'-18' CUT)	1.00	EA	20,500.00	20,500.00	0.00	1.00	1.00	0.00	20,500.00	20,500.00	100.00%	0.00	2,050.00
1066	SANITARY DROP MANHOLE (20'-22' CUT)	1.00	EA	22,000.00	22,000.00	0.00	1.00	1.00	0.00	22,000.00	22,000.00	100.00%	0.00	2,200.00
1067	SINGLE SERVICE	81.00	EA	1,425.00	115,425.00	0.00	81.00	81.00	0.00	115,425.00	115,425.00	100.00%	0.00	11,542.51
1068	DOUBLE SERVICE	164.00	EA	1,540.00	252,560.00	0.00	164.00	164.00	0.00	252,560.00	252,560.00	100.00%	0.00	25,256.00
1069	DEWATERING	12,600.00	LF	10.10	127,260.00	0.00	12,600.00	12,600.00	0.00	127,260.00	127,260.00	100.00%	0.00	12,726.00
1070	SANITARY SEWER TESTING	0.00	LS	0.00	170,000.00	0.00	0.00	0.00	17,000.00	76,500.00	93,500.00	55.00%	76,500.00	9,350.00

CONTINUATION SHEET

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Application and Certification for Payment, containing Contractor's signed certification is attached.

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Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

Item No.	Description of Work	Qty	Contract Sum to Date										Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work In Place		Total Work in Place To Date	%		
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1071	PUMP STATION (8' DIA)	1.00	EA	35,000.00	735,000.00	0.00	0.80	0.80	0.00	588,000.00	588,000.00	80.00%	147,000.00	58,800.00
1072	CONNECT TO EXISTING FORCEMAIN	1.00	EA	6,350.00	6,350.00	1.00	0.00	1.00	6,350.00	0.00	6,350.00	100.00%	0.00	635.00
1073	6" X 6" TAPPING SLEEVE & VALVE	1.00	EA	7,600.00	7,600.00	-0.50	1.00	0.50	-3,800.00	7,600.00	3,800.00	50.00%	3,800.00	380.00
1074	10" PVC FORCEMAIN (DR 18)	40.00	LF	68.00	2,720.00	0.00	40.00	40.00	0.00	2,720.00	2,720.00	100.00%	0.00	272.00
1075	6" PVC FORCEMAIN (DR 18)	2,660.00	LF	29.00	77,140.00	0.00	2,660.00	2,660.00	0.00	77,140.00	77,140.00	100.00%	0.00	7,714.00
1076	12" JACK & BORE	125.00	LF	250.00	31,250.00	0.00	125.00	125.00	0.00	31,250.00	31,250.00	100.00%	0.00	3,125.00
1077	10" GATE VALVE ASSEMBLY	4.00	EA	4,125.00	16,500.00	0.00	4.00	4.00	0.00	16,500.00	16,500.00	100.00%	0.00	1,650.00
1078	6" GATE VALVE ASSEMBLY	1.00	EA	1,980.00	1,980.00	0.00	1.00	1.00	0.00	1,980.00	1,980.00	100.00%	0.00	198.00
1079	10" MJ BEND	2.00	EA	1,550.00	3,100.00	0.00	2.00	2.00	0.00	3,100.00	3,100.00	100.00%	0.00	310.00
1080	6" MJ BEND	12.00	EA	740.00	8,880.00	0.00	12.00	12.00	0.00	8,880.00	8,880.00	100.00%	0.00	888.00
1081	10" MJ REDUCER	2.00	EA	1,200.00	2,400.00	0.00	2.00	2.00	0.00	2,400.00	2,400.00	100.00%	0.00	240.00
1082	10" MJ CAP	2.00	EA	960.00	1,920.00	0.00	2.00	2.00	0.00	1,920.00	1,920.00	100.00%	0.00	192.00
1083	10" MJ CROSS	1.00	EA	2,600.00	2,600.00	0.00	1.00	1.00	0.00	2,600.00	2,600.00	100.00%	0.00	260.00
1084	AIR RELEASE ASSEMBLY	2.00	EA	9,750.00	19,500.00	0.00	2.00	2.00	0.00	19,500.00	19,500.00	100.00%	0.00	1,950.00
1085	PRESSURE TESTING	0.00	LS	0.00	8,000.00	0.00	0.00	0.00	0.00	3,600.00	3,600.00	45.00%	4,400.00	360.00
	SANITARY SEWER Totals	28,371.00			2,860,205.00	0.50	28,369.80	28,370.30	19,550.00	2,608,955.00	2,628,505.00	91.90%	231,700.00	262,850.51
	WATER & FIRE													
1086	CONNECT TO EXISTING WATERMAIN	4.00	EA	6,350.00	25,400.00	0.00	4.00	4.00	0.00	25,400.00	25,400.00	100.00%	0.00	2,540.00
1087	TEMPORARY JUMPER	1.00	EA	5,000.00	5,000.00	0.00	1.00	1.00	0.00	5,000.00	5,000.00	100.00%	0.00	500.00
1088	REMOVE / REPLACE SIDEWALK	300.00	SF	10.00	3,000.00	300.00	0.00	300.00	3,000.00	0.00	3,000.00	100.00%	0.00	300.00
1089	REMOVE 4" PRESSURE PIPE	0.00	LS	0.00	3,900.00	0.00	0.00	0.00	3,900.00	0.00	3,900.00	100.00%	0.00	390.00
1090	16" X 16" TAPPING SLEEVE & VALVE	1.00	EA	25,400.00	25,400.00	0.00	1.00	1.00	0.00	25,400.00	25,400.00	100.00%	0.00	2,540.00
1091	6" X 6" TAPPING SLEEVE & VALVE	1.00	EA	7,600.00	7,600.00	0.00	1.00	1.00	0.00	7,600.00	7,600.00	100.00%	0.00	760.00
1092	24" JACK & BORE (EASEMENT)	125.00	LF	367.00	45,875.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	45,875.00	0.00
1093	24" JACK & BORE (ROAD)	50.00	LF	465.00	23,250.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	23,250.00	0.00
1094	12" DIRECTIONAL BORE	250.00	LF	178.00	44,500.00	0.00	250.00	250.00	0.00	44,500.00	44,500.00	100.00%	0.00	4,450.00
1095	6" DIRECTIONAL BORE HDPE DR 11 (SLEEVEING)	500.00	LF	51.00	25,500.00	0.00	500.00	500.00	0.00	25,500.00	25,500.00	100.00%	0.00	2,550.00

CONTINUATION SHEET

Page 6 of 11

Application and Certification for Payment, containing Contractor's signed certification is attached.

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Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1096	16" PVC WATER MAIN (DR 18)	3,280.00	LF	110.00	360,800.00	0.00	3,280.00	3,280.00	0.00	360,800.00	360,800.00	100.00%	0.00	36,080.00
1097	12" PVC WATER MAIN (DR 18)	4,400.00	LF	78.75	346,500.00	0.00	4,400.00	4,400.00	0.00	346,500.00	346,500.00	100.00%	0.00	34,650.00
1098	8" PVC WATER MAIN (DR 18)	10,460.00	LF	43.00	449,780.00	0.00	10,460.00	10,460.00	0.00	449,780.00	449,780.00	100.00%	0.00	44,978.00
1099	6" PVC WATER MAIN (DR 18)	40.00	LF	33.00	1,320.00	0.00	40.00	40.00	0.00	1,320.00	1,320.00	100.00%	0.00	132.00
1100	4" PVC WATER MAIN (DR 18)	2,700.00	LF	19.80	53,460.00	0.00	2,700.00	2,700.00	0.00	53,460.00	53,460.00	100.00%	0.00	5,346.00
1101	16" GATE VALVE ASSEMBLY	5.00	EA	9,350.00	46,750.00	0.00	5.00	5.00	0.00	46,750.00	46,750.00	100.00%	0.00	4,675.00
1102	12" GATE VALVE ASSEMBLY	12.00	EA	4,950.00	59,400.00	0.00	12.00	12.00	0.00	59,400.00	59,400.00	100.00%	0.00	5,940.00
1103	8" GATE VALVE ASSEMBLY	42.00	EA	2,775.00	116,550.00	0.00	42.00	42.00	0.00	116,550.00	116,550.00	100.00%	0.00	11,655.00
1104	6" GATE VALVE ASSEMBLY	3.00	EA	1,960.00	5,880.00	0.00	3.00	3.00	0.00	5,880.00	5,880.00	100.00%	0.00	588.00
1105	16" MJ BEND	13.00	EA	1,840.00	23,920.00	0.00	13.00	13.00	0.00	23,920.00	23,920.00	100.00%	0.00	2,392.00
1106	12" MJ BEND	12.00	EA	850.00	10,200.00	0.00	12.00	12.00	0.00	10,200.00	10,200.00	100.00%	0.00	1,020.00
1107	8" MJ BEND	77.00	EA	480.00	36,960.00	0.00	77.00	77.00	0.00	36,960.00	36,960.00	100.00%	0.00	3,696.00
1108	6" MJ BEND	1.00	EA	400.00	400.00	0.00	1.00	1.00	0.00	400.00	400.00	100.00%	0.00	40.00
1109	4" MJ BEND	56.00	EA	265.00	14,840.00	0.00	56.00	56.00	0.00	14,840.00	14,840.00	100.00%	0.00	1,484.00
1110	12" MJ TEE	4.00	EA	1,330.00	5,320.00	0.00	4.00	4.00	0.00	5,320.00	5,320.00	100.00%	0.00	532.00
1111	8" MJ TEE	9.00	EA	770.00	6,930.00	0.00	9.00	9.00	0.00	6,930.00	6,930.00	100.00%	0.00	693.00
1112	4" MJ TEE	6.00	EA	400.00	2,400.00	0.00	6.00	6.00	0.00	2,400.00	2,400.00	100.00%	0.00	240.00
1113	16" MJ CROSS	1.00	EA	4,840.00	4,840.00	0.00	1.00	1.00	0.00	4,840.00	4,840.00	100.00%	0.00	484.00
1114	12" MJ CROSS	2.00	EA	1,695.00	3,390.00	0.00	2.00	2.00	0.00	3,390.00	3,390.00	100.00%	0.00	339.00
1115	16" MJ REDUCER	2.00	EA	1,330.00	2,660.00	0.00	2.00	2.00	0.00	2,660.00	2,660.00	100.00%	0.00	266.00
1116	12" MJ REDUCER	3.00	EA	630.00	1,890.00	0.00	3.00	3.00	0.00	1,890.00	1,890.00	100.00%	0.00	189.00
1117	8" MJ REDUCER	7.00	EA	380.00	2,660.00	0.00	7.00	7.00	0.00	2,660.00	2,660.00	100.00%	0.00	266.00
1118	FIRE HYDRANT ASSEMBLY	28.00	EA	8,590.00	240,520.00	0.00	28.00	28.00	0.00	240,520.00	240,520.00	100.00%	0.00	24,052.00
1119	SINGLE SERVICE SHORT	53.00	EA	1,050.00	55,650.00	0.00	53.00	53.00	0.00	55,650.00	55,650.00	100.00%	0.00	5,565.00
1120	DOUBLE SERVICE SHORT	94.00	EA	1,200.00	112,800.00	0.00	94.00	94.00	0.00	112,800.00	112,800.00	100.00%	0.00	11,280.00
1121	SINGLE SERVICE LONG	12.00	EA	1,200.00	14,400.00	0.00	12.00	12.00	0.00	14,400.00	14,400.00	100.00%	0.00	1,440.00
1122	DOUBLE SERVICE LONG	78.00	EA	1,340.00	104,520.00	0.00	78.00	78.00	0.00	104,520.00	104,520.00	100.00%	0.00	10,452.00
1123	WATER SERVICE TO LIFT STATION	1.00	EA	4,200.00	4,200.00	0.00	1.00	1.00	0.00	4,200.00	4,200.00	100.00%	0.00	420.00

CONTINUATION SHEET

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Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

Item No.	Description of Work	Qty	Contract Sum to Date											Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work in Place		Total Work In Place To Date	%			
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application					
1124	PERMANENT BLOWOFF ASSEMBLY	5.00	EA	2,700.00	13,500.00	0.00	5.00	5.00	0.00	13,500.00	13,500.00	100.00%	0.00	1,350.00	
1125	TEMPORARY BLOWOFF ASSEMBLY	5.00	EA	815.00	4,075.00	0.00	5.00	5.00	0.00	4,075.00	4,075.00	100.00%	0.00	407.50	
1126	SAMPLE POINT	28.00	EA	525.00	14,700.00	0.00	28.00	28.00	0.00	14,700.00	14,700.00	100.00%	0.00	1,470.00	
1127	CHLORINE INJECTION POINT	1.00	EA	670.00	670.00	0.00	1.00	1.00	0.00	670.00	670.00	100.00%	0.00	67.00	
1128	CHLORINATION & PRESSURE TESTING	0.00	LS	0.00	55,500.00	0.00	0.00	0.00	8,325.00	19,425.00	27,750.00	50.00%	27,750.00	2,775.00	
	WATER & FIRE Totals	22,672.00			2,386,810.00	300.00	22,197.00	22,497.00	15,225.00	2,274,710.00	2,289,935.00	95.94%	96,875.00	228,993.50	
	GENERAL CONDITIONS - GEOTECH														
1167	GEOTECHNICAL & MATERIAL TESTING	0.00	LS	0.00	169,790.00	0.00	0.00	0.00	0.00	93,384.50	93,384.50	55.00%	76,405.50	9,338.45	
1168	GEOTECH ADMINISTRATION FEE	0.00	LS	0.00	16,979.00	0.00	0.00	0.00	0.00	16,979.00	16,979.00	100.00%	0.00	1,697.90	
	GENERAL CONDITIONS - GEOTECH TEST	0.00			186,769.00	0.00	0.00	0.00	0.00	110,363.50	110,363.50	59.09%	76,405.50	11,036.35	
	PAVING - PLAN REVISIONS 03.18.24 -														
1129	1 3/4" TYPE SP 9.5 ASPHALT	-30,675.00	SY	20.40	-625,770.00	0.00	-30,675.00	-30,675.00	0.00	-625,770.00	-625,770.00	100.00%	0.00	-62,577.00	
1130	1" TYPE SP 9.5 ASPHALT (1ST LIFT)	30,675.00	SY	12.20	374,235.00	0.00	15,337.50	15,337.50	0.00	187,117.50	187,117.50	50.00%	187,117.50	18,711.75	
1131	1" TYPE SP 9.5 ASPHALT (2ND LIFT)	30,675.00	SY	12.96	397,548.00	0.00	15,337.50	15,337.50	0.00	198,774.00	198,774.00	50.00%	198,774.00	19,877.40	
1132	2" TYPE SP 12.5 ASPHALT	-1,625.00	SY	26.80	-43,550.00	-1,625.00	0.00	-1,625.00	-43,550.00	0.00	-43,550.00	100.00%	0.00	-4,355.00	
1133	1 1/2" TYPE SP 12.5 ASPHALT	1,625.00	SY	21.20	34,450.00	1,625.00	0.00	1,625.00	34,450.00	0.00	34,450.00	100.00%	0.00	3,445.00	
1134	16" WIDE CONCRETE MAINTENANCE DRIVEWAY	890.00	SF	9.90	8,811.00	890.00	0.00	890.00	8,811.00	0.00	8,811.00	100.00%	0.00	881.10	
1160	SAWCUT & MATCH EXISTING ASPHALT	75.00	LF	3.00	225.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	225.00	0.00	
1161	MILL EXISTING ASPHALT 1"	1,200.00	SY	9.98	11,976.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	11,976.00	0.00	
1162	1" TYPE SP 9.5 ASPHALT	1,200.00	SY	18.64	22,368.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	22,368.00	0.00	
1163	6" ASPHALT BASE	55.00	SY	147.00	8,085.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,085.00	0.00	
1164	8" CONCRETE - VEHICULAR (EXCLUDES STAMPED PATTERN)	-3,945.00	SF	12.10	-47,734.50	0.00	-3,945.00	-3,945.00	0.00	-47,734.50	-47,734.50	100.00%	0.00	-4,773.45	
1165	12" CONCRETE - VEHICULAR (EXCLUDES STAMPED PATTERN)	3,945.00	SF	16.80	66,276.00	0.00	3,945.00	3,945.00	0.00	66,276.00	66,276.00	100.00%	0.00	6,627.60	
	PAVING - CO #01 Totals	34,095.00			206,919.50	890.00	0.00	890.00	-289.00	-221,337.00	-221,626.00	-107.11%	428,545.50	-22,162.60	

CONTINUATION SHEET

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Application and Certification for Payment, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

Item No.	Description of Work	Qty	Contract Sum to Date											Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%			
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application					
	SANITARY SEWER - CO #01														
1135	8" PVC (16'-18' CUT)	20.00	LF	88.00	1,760.00	0.00	20.00	20.00	0.00	1,760.00	1,760.00	100.00%	0.00	176.00	
1136	8" PVC (18'-20' CUT)	20.00	LF	108.00	2,160.00	0.00	20.00	20.00	0.00	2,160.00	2,160.00	100.00%	0.00	216.00	
1137	8" PVC (20'-22' CUT)	40.00	LF	125.00	5,000.00	0.00	40.00	40.00	0.00	5,000.00	5,000.00	100.00%	0.00	500.00	
1138	SANITARY LINED MANHOLE (14'-16' CUT)	-1.00	EA	17,000.00	-17,000.00	0.00	-1.00	-1.00	0.00	-17,000.00	-17,000.00	100.00%	0.00	-1,700.00	
1139	SANITARY LINED MANHOLE (18'-20' CUT)	1.00	EA	18,500.00	18,500.00	0.00	1.00	1.00	0.00	18,500.00	18,500.00	100.00%	0.00	1,850.00	
1140	PUMP STATION DRIVEWAY AREA INCREASE	288.00	SF	12.25	3,528.00	0.00	288.00	288.00	0.00	3,528.00	3,528.00	100.00%	0.00	352.80	
1141	6" PVC FORCEMAIN (DR 18)	20.00	LF	29.00	580.00	0.00	20.00	20.00	0.00	580.00	580.00	100.00%	0.00	58.00	
1142	6" MJ BEND	-1.00	EA	740.00	-740.00	0.00	-1.00	-1.00	0.00	-740.00	-740.00	100.00%	0.00	-74.00	
1166	SANITARY VALVE VAULT SIZE INCREASE (SUBMITTAL REVIEW)	1.00	EA	5,670.00	5,670.00	0.00	1.00	1.00	0.00	5,670.00	5,670.00	100.00%	0.00	567.00	
	SANITARY SEWER - SUBMITTAL REVISION	388.00			19,458.00	0.00	388.00	388.00	0.00	19,458.00	19,458.00	100.00%	0.00	1,945.80	
	WATER & FIRE - CO #01														
1143	4" PVC WATER MAIN (DR 18)	20.00	LF	19.80	396.00	0.00	20.00	20.00	0.00	396.00	396.00	100.00%	0.00	39.60	
1144	8" PVC WATER MAIN (DR 18)	60.00	LF	43.00	2,580.00	0.00	60.00	60.00	0.00	2,580.00	2,580.00	100.00%	0.00	258.00	
1145	12" PVC WATER MAIN (DR 18)	-38.00	LF	78.75	-2,992.50	0.00	-38.00	-38.00	0.00	-2,992.50	-2,992.50	100.00%	0.00	-299.25	
1146	16" PVC WATER MAIN (DR 18)	40.00	LF	110.00	4,400.00	0.00	40.00	40.00	0.00	4,400.00	4,400.00	100.00%	0.00	440.00	
1147	8" GATE VALVE ASSEMBLY	-1.00	EA	2,775.00	-2,775.00	0.00	-1.00	-1.00	0.00	-2,775.00	-2,775.00	100.00%	0.00	-277.50	
1148	16" GATE VALVE ASSEMBLY	1.00	EA	9,350.00	9,350.00	0.00	1.00	1.00	0.00	9,350.00	9,350.00	100.00%	0.00	935.00	
1149	4" MJ BEND	1.00	EA	265.00	265.00	0.00	1.00	1.00	0.00	265.00	265.00	100.00%	0.00	26.50	
1150	8" MJ BEND	3.00	EA	480.00	1,440.00	0.00	3.00	3.00	0.00	1,440.00	1,440.00	100.00%	0.00	144.00	
1151	12" MJ BEND	3.00	EA	850.00	2,550.00	0.00	3.00	3.00	0.00	2,550.00	2,550.00	100.00%	0.00	255.00	
1152	16" MJ BEND	3.00	EA	1,840.00	5,520.00	0.00	3.00	3.00	0.00	5,520.00	5,520.00	100.00%	0.00	552.00	
1153	12" MJ TEE	1.00	EA	1,330.00	1,330.00	0.00	1.00	1.00	0.00	1,330.00	1,330.00	100.00%	0.00	133.00	
1154	16" MJ TEE	2.00	EA	3,894.00	7,788.00	0.00	2.00	2.00	0.00	7,788.00	7,788.00	100.00%	0.00	778.80	
1155	16" MJ CROSS	-1.00	EA	4,840.00	-4,840.00	0.00	-1.00	-1.00	0.00	-4,840.00	-4,840.00	100.00%	0.00	-484.00	
1156	12" MJ REDUCER	1.00	EA	630.00	630.00	0.00	1.00	1.00	0.00	630.00	630.00	100.00%	0.00	63.00	

CONTINUATION SHEET

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Application and Certification for Payment, containing Contractor's signed certification is attached.

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Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

Item No.	Description of Work	Qty	Contract Sum to Date										Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work In Place		Total Work in Place To Date	%		
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1157	16" MJ REDUCER	-1.00	EA	1,330.00	-1,330.00	0.00	-1.00	-1.00	0.00	-1,330.00	-1,330.00	100.00%	0.00	-133.00
1158	SINGLE SERVICE LONG	-2.00	EA	1,200.00	-2,400.00	0.00	-2.00	-2.00	0.00	-2,400.00	-2,400.00	100.00%	0.00	-240.00
1159	DOUBLE SERVICE LONG	1.00	EA	1,340.00	1,340.00	0.00	1.00	1.00	0.00	1,340.00	1,340.00	100.00%	0.00	134.00
	WATER & FIRE - CO #01 Totals	93.00			23,251.50	0.00	93.00	93.00	0.00	23,251.50	23,251.50	100.00%	0.00	2,325.15
	GENERAL CONDITIONS - SINKHOLE													
1169	GEOTECH AND SINKHOLE REMEDIATION	0.00	LS	0.00	58,995.00	0.00	0.00	0.00	0.00	58,995.00	58,995.00	100.00%	0.00	5,899.50
	GENERAL CONDITIONS - SINKHOLE REMEDIATION	0.00			58,995.00	0.00	0.00	0.00	0.00	58,995.00	58,995.00	100.00%	0.00	5,899.50
	PAVING - PLAN REVISION - 9-18-24 -													
1171	1 1/2" TYPE SP 12.5 ASPHALT	445.00	SY	18.10	8,054.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,054.50	0.00
1172	1" TYPE FC FRICTION COURSE	445.00	SY	20.00	8,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,900.00	0.00
1173	8" LIMEROCK BASE (LBR 100)	445.00	SY	15.35	6,830.75	0.00	445.00	445.00	0.00	6,830.75	6,830.75	100.00%	0.00	683.08
1174	12" STABILIZED SUBGRADE (LBR-40)	445.00	SY	8.80	3,916.00	0.00	445.00	445.00	0.00	3,916.00	3,916.00	100.00%	0.00	391.60
1175	MIAMI CURB W/ STABILIZATION	205.00	LF	28.15	5,770.75	0.00	205.00	205.00	0.00	5,770.75	5,770.75	100.00%	0.00	577.08
1176	TYPE "F" CURB W/ STABILIZATION	-125.00	LF	31.00	-3,875.00	0.00	-125.00	-125.00	0.00	-3,875.00	-3,875.00	100.00%	0.00	-387.50
1177	4" CONCRETE SIDEWALK W/ FIBER	-70.00	SF	8.45	-591.50	0.00	-70.00	-70.00	0.00	-591.50	-591.50	100.00%	0.00	-59.15
1178	5' ADA HANDICAPPED RAMP	4.00	EA	1,600.00	6,400.00	4.00	0.00	4.00	6,400.00	0.00	6,400.00	100.00%	0.00	640.00
1179	SIGNAGE & STRIPING	0.00	LS	0.00	7,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,200.00	0.00
	PAVING - PLAN REVISION - 9-18-24 - CO #01 Totals	1,794.00			42,605.50	4.00	900.00	904.00	6,400.00	12,051.00	18,451.00	43.31%	24,154.50	1,845.11
	STORM SEWER - CO #004													
1180	CONCRETE SPILLWAYS AT THE END OF MES	2.00	EA	8,560.00	17,120.00	0.00	2.00	2.00	0.00	17,120.00	17,120.00	100.00%	0.00	1,712.00
1181	EMERGENCY OVERFLOW WEIR W/ RIP RAP	1.00	EA	7,700.00	7,700.00	0.00	1.00	1.00	0.00	7,700.00	7,700.00	100.00%	0.00	770.00
1182	18" HP STORM	20.00	LF	57.00	1,140.00	0.00	20.00	20.00	0.00	1,140.00	1,140.00	100.00%	0.00	114.00
	STORM SEWER - CO #004 Totals	23.00			25,960.00	0.00	23.00	23.00	0.00	25,960.00	25,960.00	100.00%	0.00	2,596.00

CONTINUATION SHEET

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Application and Certification for Payment, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

Application Date : 04/30/25

From: 04/01/25

To: 04/30/25

Invoice # : RA250493

Contract : 24-2217- Somerset Bay

Item No.	Description of Work	Qty	Contract Sum to Date											Balance To Finish To Date	Retainage To Date
			Base Contract		Estimated Quantity			Total Work in Place		Total Work in Place To Date	%				
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place			Prev Application			
	SANITARY SEWER - CO #004														
1183	CONNECT TO EXISTING MANHOLE	3.00	EA	4,788.00	14,364.00	0.00	3.00	3.00	0.00	14,364.00	14,364.00	100.00%	0.00	1,436.40	
1184	8" PVC (14'-16' CUT)	40.00	LF	72.00	2,880.00	0.00	40.00	40.00	0.00	2,880.00	2,880.00	100.00%	0.00	288.00	
1185	8" PVC (16'-18' CUT)	100.00	LF	88.00	8,800.00	0.00	100.00	100.00	0.00	8,800.00	8,800.00	100.00%	0.00	880.00	
1186	MODIFY EXISTING SANITARY MANHOLE	4.00	EA	3,660.00	14,640.00	0.00	4.00	4.00	0.00	14,640.00	14,640.00	100.00%	0.00	1,464.00	
1187	SANITARY LINED MANHOLE (14'-16' CUT)	1.00	EA	18,670.00	18,670.00	0.00	1.00	1.00	0.00	18,670.00	18,670.00	100.00%	0.00	1,867.00	
1188	SANITARY LINED MANHOLE (16'-18' CUT)	2.00	EA	20,680.00	41,360.00	0.00	2.00	2.00	0.00	41,360.00	41,360.00	100.00%	0.00	4,136.00	
	SANITARY SEWER - CO #004 Totals	150.00			100,714.00	0.00	150.00	150.00	0.00	100,714.00	100,714.00	100.00%	0.00	10,071.40	
	WATER & FIRE - CO #004														
1189	REMOVE AND REORIENTATE WATERMAIN @ ADDED TURN OUTS	3.00	EA	12,685.00	38,055.00	0.00	3.00	3.00	0.00	38,055.00	38,055.00	100.00%	0.00	3,805.50	
1190	12" PVC WATER MAIN (DR 18) (MATERIAL ONLY)	280.00	LF	66.50	18,620.00	0.00	280.00	280.00	0.00	18,620.00	18,620.00	100.00%	0.00	1,862.00	
1191	8" PVC WATER MAIN (DR 18) (MATERIAL ONLY)	60.00	LF	33.00	1,980.00	0.00	60.00	60.00	0.00	1,980.00	1,980.00	100.00%	0.00	198.00	
1192	8" GATE VALVE ASSEMBLY (MATERIAL ONLY)	1.00	EA	2,575.00	2,575.00	0.00	1.00	1.00	0.00	2,575.00	2,575.00	100.00%	0.00	257.50	
1193	12" MJ BEND (MATERIAL ONLY)	8.00	EA	723.00	5,784.00	0.00	8.00	8.00	0.00	5,784.00	5,784.00	100.00%	0.00	578.40	
1194	8" MJ BEND (MATERIAL ONLY)	6.00	EA	400.00	2,400.00	0.00	6.00	6.00	0.00	2,400.00	2,400.00	100.00%	0.00	240.00	
	WATER & FIRE - CO #004 Totals	358.00			69,414.00	0.00	358.00	358.00	0.00	69,414.00	69,414.00	100.00%	0.00	6,941.40	
	WATER & FIRE - OWNERS SLEEVES														
1195	4" PVC SLEEVE	2,200.00	LF	7.99	17,578.00	770.00	1,430.00	2,200.00	6,152.30	11,425.70	17,578.00	100.00%	0.00	1,757.80	
1196	6" PVC SLEEVE	1,100.00	LF	10.01	11,011.00	385.00	715.00	1,100.00	3,853.85	7,157.15	11,011.00	100.00%	0.00	1,101.11	
	WATER & FIRE - OWNERS SLEEVES - CO#	3,300.00			28,589.00	1,155.00	2,145.00	3,300.00	10,006.15	18,582.85	28,589.00	100.00%	0.00	2,858.91	
	GENERAL CONDITIONS - SOUTHERN														
1197	CONST. STAKEOUT / RECORD SURVEY	0.00	LS	0.00	5,000.00	0.00	0.00	0.00	0.00	1,250.00	1,250.00	25.00%	3,750.00	125.00	
1198	CONSTRUCTION ENTRANCE	1.00	EA	14,560.00	14,560.00	0.00	1.00	1.00	0.00	14,560.00	14,560.00	100.00%	0.00	1,456.00	
1199	SILT FENCE	5,150.00	LF	1.75	9,012.50	0.00	5,150.00	5,150.00	0.00	9,012.50	9,012.50	100.00%	0.00	901.25	

Application and Certification for Payment, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
Use Column I on Contracts where variable retainage for line items may apply.

Application No. : 12

From: 04/01/25

To: 04/30/25

Contract : 24-2217- Somerset Bay

[illegible]

SOMERSET LAND LLC
4805 W LAUREL ST STE 100
TAMPA, FL 33607-4540

1122

63-27/631 FL
11023

DATE 5-28-2025

PAY
TO THE
ORDER OF

RIPA

\$ 626,157.42

Six Hundred Twenty Six Thousand One Hundred Fifty Seven & ⁴²/₁₀₀ DOLLARS

BANK OF AMERICA

ACH R/T 063100277

FOR Somerset Pay App #12

Ron Baston

⑈001122⑈ ⑆063100277⑆ 898128895668⑈

CONTRIBUTION IN AID OF CONSTRUCTION AGREEMENT

THIS CONTRIBUTION IN AID OF CONSTRUCTION AGREEMENT (together with any and all appendices, addenda, exhibits and schedules attached hereto, this "Agreement"), effective as of the 27 day of MARCH 2025 (the "Effective Date"), by and between **WITHLACOOCHEE RIVER ELECTRIC COOPERATIVE, INC.**, a Florida not for profit corporation, with a principal place of business at P.O. Box 278, Dade City, Florida 33526-0278 ("WREC"), and **SOMERSET LAND LLC** whose address is **18125 WAYNE RD, ODESSA, FL 33556** ("Developer").

RECITALS:

A. Developer is in possession of the real property ("Property") located at the address described in the specifications schedule attached Exhibit A (the "Specifications Schedule").

B. Developer intends to subdivide the Property into separate lots (each, a "Lot") and desires for WREC to install underground electrical service in lieu of overhead electrical service for new construction on the Property ("Services").

C. WREC has agreed to install the Services, subject to the terms and conditions set forth this Agreement.

In consideration of the mutual promises contained herein and other good and valuable consideration, the receipt of which is hereby acknowledged, the parties agree as follows:

1. RECITALS. The above recitals are true and correct and are incorporated herein by this reference.

2. DEVELOPER CONTRIBUTIONS. Prior to WREC's commencement of installation of the Services, Developer shall pay certain fees to WREC for the Services as a contribution in aid of construction ("CIAC Fee") in accordance with the Specifications Schedule, less any applicable credits allowed by WREC for the installation of the energy efficient electric appliances ("Efficient Appliances") more particularly described on the Specifications Schedule (individually and collectively, "Credit").

3. INSTALLATION OF THE SERVICES. Following Developer's remittance of the CIAC Fee to WREC, WREC will install the Services on the Property in accordance with the design plan created by WREC and approved by Developer (the "Design Plan").

4. CREDIT. Developer hereby represents and warrants that the initial residence constructed on any Lot shall contain the Efficient Appliances. As a result of Developer strict compliance with the foregoing warranty, WREC will reduce Developer's CIAC Fee by an amount equal to any Credit applicable to the Lots in accordance with the Specification Schedule. In the

event the initial residence constructed on a Lot, where the Developer received a credit, does not contain the Efficient Appliances (“Non-Conforming Lot”), the Developer shall immediately reimburse WREC the amount of Credit that Developer received for such Non-Conforming Lot.

5. CHANGES.

(a) Changes to Design Plan. In the event Developer requires changes to the approved Design Plan, whether prior to installation or during installation, WREC may, in WREC’s sole and absolute discretion, impose a minimum redesign fee ranging from \$5,000.00 to \$10,000.00, depending on the size of the Property and the Design Plan changes required.

(b) Developer Delays. The CIAC Fee and applicable Credit set forth on the Specifications Schedule shall be valid for a period of six (6) months from the Effective Date. Any delay(s) attributed to Developer that delays WREC’s commencement of the installation of the Services by more than six (6) months from the Effective Date shall be subject to an increased CIAC fee, which shall be due and payable to WREC prior to WREC’s commencement of the installation of the Services.

6. ASSIGNMENT. No party may assign this Agreement or any of its rights and obligations hereunder without the prior written consent of the other party; any such attempted assignment shall be null and void.

7. SUCCESSORS. This Agreement binds the heirs, executors, administrators, successors and assigns of the respective parties with respect to all covenants herein, and cannot be changed except by written agreement signed by both parties.

8. SURVIVAL. The provisions of this Agreement which by their nature are intended to survive, shall survive completion, expiration, recession, or termination of this Agreement.

9. GOVERNING LAW. The validity of this Agreement, the construction and enforcement of its terms and the interpretation of the rights and duties of the parties hereto shall be governed by the laws of the State of Florida, without regard to its conflict of laws principles.

10. SEVERABILITY. In the event any one or more of the provisions of this Agreement shall for any reason be held to be invalid, illegal or unenforceable, the remaining provisions of this Agreement shall be unimpaired, and the invalid, illegal or unenforceable provision(s) shall be replaced by a mutually acceptable provision(s), which being valid, legal and enforceable, comes closest to the intention of the parties underlying the invalid, illegal or unenforceable provision(s).

11. HEADINGS. The headings in this Agreement are for purposes of reference only and shall not in any way limit or otherwise affect the meaning or interpretation of any of the terms hereof.

12. COUNTERPARTS. This Agreement may be executed in several counterparts, each of which shall be deemed to be an original, and all of which, when taken together, shall constitute one and the same instrument.

13. MODIFICATION, AMENDMENT, SUPPLEMENT OR WAIVER.

(a) No modification, amendment, supplement to or waiver of this Agreement or any of its provisions shall be binding upon the parties hereto unless made in writing and duly signed by the party against whom enforcement thereof is sought.

(b) A failure or delay of any party to this Agreement to enforce at any time any of the provisions of this Agreement or to exercise any option which is herein provided, or to require at any time performance of any of the provisions hereof, shall in no way be construed to be a waiver of such provisions of this Agreement.

14. ENTIRETY OF AGREEMENT. This Agreement together with all appendices, exhibits, schedules, attachments and addenda attached hereto constitute the entire agreement between the parties and supersedes all previous agreements, promises, representations, understandings and negotiations, whether written or oral, between the parties with respect to the subject matter hereof.

IN WITNESS WHEREOF, the parties hereto, through their duly authorized officers, have executed this Agreement as of the day and year first set forth above.

DEVELOPER:

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

Company Name: SOMERSET LAND LLC

By: Ron Bastyr

By: JOSEPH MARTIN

Printed Name: RON BASTYR

Name: JOSEPH MARTIN

Title: MANAGER

Title: ENGINEERING TECHNICIAN

EXHIBIT A
Specifications Schedule

Property Location: SOMERSET 1A

Number of Lots: 229

CIAC Fee per Lot: \$1,500

Credit per Lot: \$1,100

Common Area Footage: 2125'

CIAC Fee for Common Area: \$61,625.00

Other Loads (e.g., lift stations and amenities): N/A

Energy Efficient Electric Appliances: Electric heat pump and water heater: YES

Total CIAC Fee: \$153,225



Business Adv Relationship - 5668: Account Activity Transaction Details

Check number: 00000001126

Post date: 06/03/2025

Amount: -153,225.00

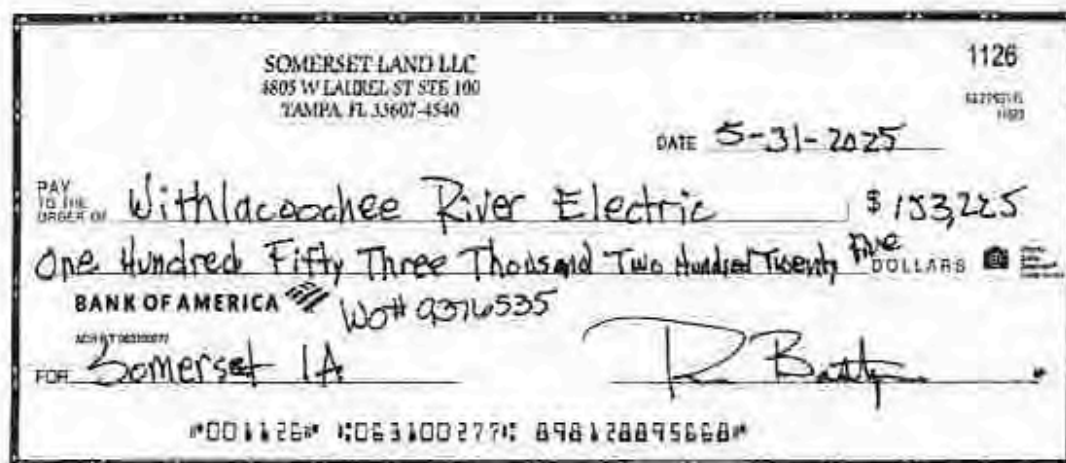
Type: Check

Description: Check

Merchant name: Check

Merchant information:

Transaction category: Cash, Checks & Misc: Checks



Coastal Engineering Associates Inc
966 CANDLELIGHT BLVD,
BROOKSVILLE, FL 34601
(352) 796-9423

SOMERSET LAND, LLC
18125 Wayne Road
Odessa, FL 33556

Invoice number 00358500
Date 04/30/2025

Project 20115-23 SOMERSET LAND
LLC/SOMERSET BAY-PHASE 1
CONSTRUCTION PHASE AND PLATTING

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.09B-1 PHASE 1A - Construction Phase Onsite	29,880.00	80.00	22,410.00	23,904.00	1,494.00
.09B-1 PHASE 1A - Boundary Survey	3,980.00	100.00	3,980.00	3,980.00	0.00
.09B-2 PHASE 1A - Plat Preparation & Record	18,260.00	90.00	16,434.00	16,434.00	0.00
.09B-3 PHASE 1A - PCP/Lot Stake	35,200.00	0.00	0.00	0.00	0.00
.09B-4 PHASE 1A - Revise/Update Plat & EOPC	2,888.00	0.00	0.00	0.00	0.00
.09B-1 PHASE 1B - Construction Phase Onsite	26,880.00	30.00	5,376.00	8,064.00	2,688.00
.09B-1 PHASE 1B - Boundary Survey	2,880.00	100.00	2,880.00	2,880.00	0.00
.09B-2 PHASE 1B - Plat Preparation & Record	14,980.00	90.00	13,482.00	13,482.00	0.00
.09B-3 PHASE 1B - PCP/Lot Stake	28,600.00	0.00	0.00	0.00	0.00
.09B-4 PHASE 1B - Revise/Update Plat & EOPC	2,388.00	0.00	0.00	0.00	0.00
Total	166,136.00	41.38	64,582.00	66,744.00	4,182.00

Invoice total 4,182.00

TERMS: DUE UPON RECEIPT

SOMERSET LAND LLC
4805 W LAUREL ST STE 100
TAMPA, FL 33607-4540

1120

83-27/831 FL
11073

DATE 5-27-2025

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 42,357.78

Forty Two Thousand Three Hundred Fifty Seven & 78/100

DOLLARS

Printed
Safe
Deposit
of
Federal Reserve Bank

BANK OF AMERICA

ACH (N/T 083100277)

FOR Somerset Inv 495,496,497

498.500

R. Bastin

⑈001120⑈ ⑈063100277⑈ 898128895668⑈

Coastal Engineering Associates Inc
966 CANDLELIGHT BLVD.
BROOKSVILLE, FL 34601
(352) 796-9423

SOMERSET LAND, LLC
18125 Wayne Road
Odessa, FL 33556

Invoice number 00358644
Date 05/31/2025

Project 20115-23 SOMERSET LAND
LLC/SOMERSET BAY-PHASE 1
CONSTRUCTION PHASE AND PLATTING

Description	Contract Amount	Percent Complete	Prior Billed	Total Billed	Current Billed
.08B-1 PHASE 1A - Construction Phase Onsite	29,880.00	85.00	23,904.00	25,398.00	1,494.00
.09B-1 PHASE 1A - Boundary Survey	3,980.00	100.00	3,980.00	3,980.00	0.00
.09B-2 PHASE 1A - Plat Preparation & Record	18,260.00	90.00	16,434.00	16,434.00	0.00
.09B-3 PHASE 1A - PCP/Lot Stake	35,200.00	0.00	0.00	0.00	0.00
.09B-4 PHASE 1A - Revise/Update Plat & EOPC	2,888.00	100.00	0.00	2,888.00	2,888.00
.08B-1 PHASE 1B - Construction Phase Onsite	26,880.00	30.00	8,064.00	8,064.00	0.00
.09B-1 PHASE 1B - Boundary Survey	2,880.00	100.00	2,880.00	2,880.00	0.00
.09B-2 PHASE 1B - Plat Preparation & Record	14,980.00	90.00	13,482.00	13,482.00	0.00
.09B-3 PHASE 1B - PCP/Lot Stake	28,800.00	0.00	0.00	0.00	0.00
.09B-4 PHASE 1B - Revise/Update Plat & EOPC	2,388.00	100.00	0.00	2,388.00	2,388.00
Total	166,136.00	45.45	68,744.00	75,514.00	6,770.00

.08A-1 PHASE 1A - Post Construction Phase Onsite

	Date	Hours	Rate	Billed Amount
Permitting Coordinator	05/07/2025	0.50	79.00	39.50

created inspection form with photos sent to Ron B

Invoice total **6,809.50**

TERMS: DUE UPON RECEIPT

SOMERSET LAND LLC
4805 W LAUREL ST STE 100
TAMPA, FL 33607-4540

1127

83-221631 FL
11023

DATE 6-4-2025

PAY
TO THE
ORDER OF

Coastal Engineering

\$ 15,817.90

Fifteen Thousand Eight Hundred Seventeen & 90/100 DOLLARS

BANK OF AMERICA

ACH RT 003100277

FOR

Somerset - Inv 640, 642, 643, 644

D Bastin

⑈001127⑈ ⑆063100277⑆ 898128895668⑈