



Rizzetta & Company

Somerset Bay Community Development District

Board of Supervisors' Regular Meeting April 13, 2026

**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 Shane O'Neil Cheri O'Neil Cole Bastyr Lynette Bastyr | Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary |
| District Manager | Sean Craft | 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

April 6, 2026

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

AGENDA

Dear Board Members:

The regular meeting of the Board of Supervisors of the Somerset Bay Community Development District will be held on **Monday, April 13, 2026 at 9:30 a.m.**, or immediately following the adjournment of Waterford CDD meeting at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the for the meeting:

BOS MEETING

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of District Manager Report Tab 1
- 4. BUSINESS ITEM**
 - A. Discussion of 2026-2027 Budget Priorities
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on March 9, 2026..... Tab 2
 - B. Ratification of Operation & Maintenance Expenditures for February 2026 Tab 3
- 6. SUPERVISOR REQUESTS**
- 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,
Sean Craft
Sean Craft
District Manager

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:**
May 11th, 2026 @
9:30am

April 13

**District
Manager's
Report**

2026

S
O
M
E
R
S
E
T

B
A
Y

C
D
D

FINANCIAL SUMMARY

2/28/2026

| | |
|---------------------------|-------------|
| General Fund Cash Balance | \$218,443 |
| Capital Project Fund | \$3,223 |
| Debt Service Fund | \$4,229,798 |
| Total Government Fund | \$4,451,465 |

General Fund Expense Variance: \$21,294 **Over Budget**

Tab 2

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 was held on **March 9, 2026, at 9:40 a.m.** at the office of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601.

Present and constituting a quorum:

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

Also present were:

| | |
|-----------------|--|
| Sean Craft | District Manager, Rizzetta & Company, Inc. |
| John Vericker | District Counsel, Straley Robin Vericker (via call) |
| Cynthia Wilhelm | Bond Counsel, Nabors Giblin & Nickerson (via call) |
| Kayla Connell | Manager, District Financial Services, Rizzetta & Company (via call) |

| | |
|----------|-------------|
| Audience | None |
|----------|-------------|

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 9:40 a.m., confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Counsel
No Report.

75 **FIFTH ORDER OF BUSINESS** **Consideration of Minutes the Board of**
76 **Supervisors Meeting held on February**
77 **5, 2026**
78

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 February 5, 2026, as presented, for the Somerset Bay Community Development District.

79
80
81 **SIXTH ORDER OF BUSINESS** **Ratification of Operation and**
82 **Maintenance Expenditures for**
83 **January 2026**
84

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 January 2026 (\$1,699.40) for the Somerset Bay Community Development District.

85
86
87 **SEVENTH ORDER OF BUSINESS** **Ratification of Construction**
88 **Requisition CR 13 S2024**
89

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors ratified Construction Requisition CF 13 S2024, as presented, for the Somerset Bay Community Development District.

90
91
92 **EIGHTH ORDER OF BUSINESS** **Supervisor Requests**
93

94 There were no Supervisor Requests at this time.
95
96

97 **NINTH ORDER OF BUSINESS** **Adjournment**
98

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 9:50 a.m., for the Somerset Bay Community Development District.

99
100
101
102 _____
103 Secretary/Assistant Secretary Chairperson/Vice Chairperson

Tab 3

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|-------------------------------------|---------------------|-----------------------|--|-----------------------|
| Arbitrage Rebate Counselors, LLC | 100165 | 102825 S2024 | Arbitrage Rebate Report Series 2024 05/30/24-05/20/25 | \$ 400.00 |
| Coastal Engineering Associates, Inc | 100166 | 00359487 | Engineering Services 09/25 | \$ 350.00 |
| Coastal Engineering Associates, Inc | 100178 | 00359981 | Engineering Services 12/25 | \$ 450.00 |
| Cole Michael Bastyr | 100167 | CBastyr120425-583 | Board of Supervisors Meeting 12/04/25 | \$ 200.00 |
| Disclosure Technology Services LLC | 100168 | 1617 | Amortization Schedule Series 2024 FY25/26 | \$ 2,500.00 |
| Lynette Wagner Bastyr | 100172 | LBastyr010826-583 | Board of Supervisors Meeting 01/08/26 | \$ 200.00 |
| Rizzetta & Company, Inc. | 100164 | INV0000103604 | District Management Fees 10/25 | \$ 5,045.67 |
| Rizzetta & Company, Inc. | 100163 | INV0000104516 | District Management Fees 11/25 | \$ 5,045.67 |
| Rizzetta & Company, Inc. | 100162 | INV0000105331 | District Management Fees 12/25 | \$ 5,045.67 |
| Rizzetta & Company, Inc. | 100177 | INV0000106251 | District Management Fees 01/26 | \$ 5,045.67 |
| Rizzetta & Company, Inc. | 100176 | INV0000106673 | District Management Fees 02/26 | \$ 5,045.67 |
| Ronald Bastyr | 100173 | RBastyr010826-583 | Board of Supervisors Meeting 01/08/26 | \$ 200.00 |

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

February 1, 2026 Through February 28, 2026

| <u>Vendor Name</u> | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u> | <u>Invoice Amount</u> |
|---|---------------------|-----------------------|--|----------------------------|
| Ronald Bastyr | 100169 | RBastyr120425-583 | Board of Supervisors Meeting 12/04/25 | \$ 200.00 |
| School Now | 100179 | INV-SN-1280 | Website Compliance & Management 02/26 | \$ 1,537.50 |
| Shane O'Neil | 100174 | SONeil010826-583 | Board of Supervisors Meeting 01/08/26 | \$ 200.00 |
| Shane O'Neil | 100170 | SONeil120425-583 | Board of Supervisors Meeting 12/04/25 | \$ 200.00 |
| Somerset Bay of Hernando HOA, LLC | 100175 | 583-020926 | HOA Deficit Funding 02/26 | \$ 1,750.50 |
| Straley Robin Vericker | 100171 | 27271 | Legal Services 09/25 | \$ 1,380.00 |
| Straley Robin Vericker | 100171 | 27621 | Legal Services 11/25 | \$ 723.00 |
| Straley Robin Vericker | 100180 | 27841 | Legal Services 12/25 | \$ 648.00 |
| Straley Robin Vericker | 100180 | 27920 | Legal Services 01/26 | \$ 936.00 |
| Times Publishing Company | 100181 | 77515-022226 | Legal Advertising 02/26 | \$ 102.00 |
| Withlacoochee River Electric Cooperative, Inc. | 20260211-1 | 2348239-012226 ACH | Electric Services 01/26 | <u>\$ 1,699.40</u> |
| Report Total | | | | <u>\$ 38,904.75</u> |

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

October 28, 2025

Somerset Bay Community Development District
c/o Ms. Shandra Torres, District Compliance Associate
Rizzetta & Company
3434 Colwell Ave., Suite 200
Tampa, FL 33614

Re: \$13,500,000
Somerset Bay Community Development District
(Hernando County, Florida)
Capital Improvement Revenue Bonds, Series 2024 (Assessment Area One)
Annual Arbitrage Report for the period May 30, 2024 to May 20, 2025

INVOICE

Preparation of Annual Arbitrage Report
for the above-referenced Series 2024.....\$ 400.00

RECEIVED
10-28-2025

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 00359487
 Date 10/31/2025

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

Professional Services

Professional Fees

| | Date | Hours | Rate | Billed Amount |
|--|------------|-------|--------|---------------|
| Senior Land Surveyor | | | | |
| | 09/18/2025 | 2.00 | 175.00 | 350.00 |
| <i>review title exception 13 (T-mobile esmt)</i> | | | | |

Invoice total **350.00**

Invoice Summary

| Description | Contract Amount | Prior Billed | Total Billed | Current Billed | Remaining |
|-----------------------|-----------------|--------------|--------------|----------------|------------|
| PROFESSIONAL SERVICES | 0.00 | 11,170.00 | 11,520.00 | 350.00 | -11,520.00 |
| Total | 0.00 | 11,170.00 | 11,520.00 | 350.00 | -11,520.00 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 00358273 | 02/28/2025 | 675.00 | | | | | 675.00 |
| 00358891 | 06/30/2025 | 180.00 | | | | | 180.00 |
| | Total | 855.00 | 0.00 | 0.00 | 0.00 | 0.00 | 855.00 |

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 00359981
 Date 01/30/2026

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

Professional Services

Professional Fees

| | Date | Hours | Rate | Billed Amount |
|------------------------------|----------------|-------|---------------|---------------|
| Project Manager/Construction | | | | |
| <i>Ovida CDD Req Work</i> | 12/05/2025 | 1.00 | 180.00 | 180.00 |
| <i>CR_13 CDD work</i> | 12/08/2025 | 1.50 | 180.00 | 270.00 |
| | Subtotal | 2.50 | | 450.00 |
| | Phase subtotal | | | 450.00 |
| | | | Invoice total | 450.00 |

Invoice Summary

| Description | Contract Amount | Prior Billed | Total Billed | Current Billed | Remaining |
|-----------------------|-----------------|--------------|--------------|----------------|------------|
| PROFESSIONAL SERVICES | 0.00 | 11,520.00 | 11,970.00 | 450.00 | -11,970.00 |
| Total | 0.00 | 11,520.00 | 11,970.00 | 450.00 | -11,970.00 |

Aging Summary

| Invoice Number | Invoice Date | Outstanding | Current | Over 30 | Over 60 | Over 90 | Over 120 |
|----------------|--------------|-------------|---------|---------|---------|---------|----------|
| 00359487 | 10/31/2025 | 350.00 | | | | 350.00 | |
| 00359981 | 01/30/2026 | 450.00 | 450.00 | | | | |
| | Total | 800.00 | 450.00 | 0.00 | 0.00 | 350.00 | 0.00 |

TERMS: DUE UPON RECEIPT

DISCLOSURE TECHNOLOGY SERVICES, LLC

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



INVOICE

BILL TO
Rizzetta & Co.
CDD:
Somerset Bay Community Development District

INVOICE 1617
DATE 10/31/2025

BOND SERIES ...
Capital Improvement Rev Bonds 2024 (Assessment Area One)

| DESCRIPTION | AMOUNT |
|--|-------------------|
| DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures | 2,500.00 |
| <hr/> | |
| BALANCE DUE | \$2,500.00 |

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481



Somerset Bay CDD

Meeting Date: January 8, 2026

SUPERVISOR PAY REQUEST

| Name of Board Supervisor | Check if paid |
|---------------------------------|-------------------------------------|
| Ron Bastyr | <input checked="" type="checkbox"/> |
| Shane O'Neil | <input checked="" type="checkbox"/> |
| Cheri O'Neil | <input type="checkbox"/> |
| Cole Bastyr | <input 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: | 11:42 |
| Meeting End Time: | 11:45 |
| Total Meeting Time: | :03 |

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: Agan Goff

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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 10/2/2025 | INV0000103604 |

Bill To:

| |
|--|
| Somerset Bay CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| October | Upon Receipt | 00583 |

| Description | Qty | Rate | Amount |
|--|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,799.58 | \$1,799.58 |
| 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 |
| | | Subtotal | \$5,045.67 |
| | | Total | \$5,045.67 |



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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 11/2/2025 | INV0000104516 |

Bill To:

| |
|--|
| Somerset Bay CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| November | Upon Receipt | 00583 |

| Description | Qty | Rate | Amount |
|--|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,799.58 | \$1,799.58 |
| 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 |
| | | Subtotal | \$5,045.67 |
| | | Total | \$5,045.67 |



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

Invoice

| Date | Invoice # |
|-----------|---------------|
| 12/2/2025 | INV0000105331 |

Bill To:

| |
|--|
| Somerset Bay CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| December | Upon Receipt | 00583 |

| Description | Qty | Rate | Amount |
|--|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,799.58 | \$1,799.58 |
| 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 |
| | | Subtotal | \$5,045.67 |
| | | Total | \$5,045.67 |

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 1/2/2026 | INV0000106251 |

Bill To:

| |
|--|
| Somerset Bay CDD 3434 Colwell Avenue Suite 200 Tampa FL 33614 |
|--|

| Services for the month of | Terms | Client Number |
|---------------------------|--------------|---------------|
| January | Upon Receipt | 00583 |

| Description | Qty | Rate | Amount |
|--|------|-----------------|------------|
| Accounting Services | 1.00 | \$1,799.58 | \$1,799.58 |
| 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 |
| | | Subtotal | \$5,045.67 |
| | | Total | \$5,045.67 |

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

Invoice

| Date | Invoice # |
|----------|---------------|
| 2/2/2026 | INV0000106673 |

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 | \$1,799.58 | \$1,799.58 |
| 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 |
| | | Subtotal | \$5,045.67 |
| | | Total | \$5,045.67 |



INVOICE

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

Invoice # INV-SN-1280
Invoice Date: 2/1/2026
Due Date: 3/3/2026
PO#:

| Item | Description | AMOUNT |
|------------------------------------|---|----------------------|
| SchoolNow CDD ADA-PDF | | \$600.00 |
| SchoolNow CDD | Community Development District (CDD) governmental unit management company ADA-compliant website | \$937.50 |
| Subscription start: 3/1/2026 | | Subtotal: \$1,537.50 |
| Subscription end: 2/28/2027 | | Tax Total: |
| | | Total: \$1,537.50 |
| | | Amount Paid: \$0.00 |
| Direct Deposit Instruction: | Amount Due: | \$1,537.50 |

[Click Here to pay with Credit Card](#)

Check Remittance:

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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544
MAILING ADDRESS · 3434 COLWELL AVENUE · SUITE 200 · TAMPA, FLORIDA 33614

Check Request

Amount: \$1750.50

Date: 2/9/2026

Payable to: Somerset Bay of Hernando HOA

Address: 3434 Colwell Ave.
Ste. 200
Tampa, FL 33614

Reason: HOA Deficit Funding

Requester: Sean Craft

Directions for Check: Interoffice to Colwell

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

October 07, 2025

Client: 001562

Matter: 000001

Invoice #: 27271

Page: 1

RE: General

For Professional Services Rendered Through September 30, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|-------|------------|
| 9/1/2025 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | \$121.50 |
| 9/2/2025 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW EMAILS FROM S. CRAFT. | 0.4 | \$162.00 |
| 9/18/2025 | JMV | REVIEW EMAIL FROM R. QUIROZ; REVIEW CDD FINANCIAL STATEMENTS. | 0.3 | \$121.50 |
| 9/25/2025 | MB | REVIEW JOHNSON'S LAWN CARE PROPOSAL; PREPARE LANDSCAPE MAINTENANCE SERVICES AGREEMENT. | 2.6 | \$975.00 |
| Total Professional Services | | | 3.6 | \$1,380.00 |

October 07, 2025
Client: 001562
Matter: 000001
Invoice #: 27271

Page: 2

| | |
|----------------------------|-----------------------|
| Total Services | \$1,380.00 |
| Total Disbursements | \$0.00 |
| Total Current Charges | \$1,380.00 |
| Previous Balance | \$6,631.50 |
| PAY THIS AMOUNT | \$8,011.50 |

RECEIVED
10-13-2025

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Somerset Bay CDD
P.O. Box 32414
Charlotte, NC 28232

December 15, 2025
Client: 001562
Matter: 000001
Invoice #: 27621

Page: 1

RE: General

For Professional Services Rendered Through November 30, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|-------|----------|
| 11/18/2025 | MS | REQUEST AMENDED BUDGET; PREPARE RESOLUTION ADOPTING AMENDED BUDGET AND DEVELOPER FUNDING AGREEMENT; PREPARE DEVELOPER FUNDING AGREEMENT. | 1.2 | \$234.00 |
| 11/19/2025 | MS | RECEIVE, REVIEW AND PROCESS EMAIL SOLICITATION CORRESPONDENCE FROM F. PETRE RE SECURITY SERVICE AND ONGOING LITIGATION INVOLVING F. PETRE AND SAFETOUCH; SAVE ALL INFORMATION TO CLIENT FILE. | 0.4 | \$78.00 |
| 11/19/2025 | MB | REVIEW RESOLUTION AND DEVELOPER FUNDING AGREEMENT FOR FISCAL YEAR 2026 BUDGET AMENDMENT. | 0.4 | \$150.00 |
| 11/21/2025 | JMV | REVIEW EMAIL FROM R. QUIREZ; REVIEW CDD FINANCIAL STATEMENTS. | 0.3 | \$121.50 |
| 11/21/2025 | MS | REVISE RESOLUTION AMENDING BUDGET AND DEVELOPER FUNDING AGREEMENT; TRANSMIT THE SAME TO DISTRICT ADMIN. | 0.3 | \$58.50 |
| 11/26/2025 | JMV | REVIEW EMAIL FROM S. BRIJMOHAN; REVIEW LEGAL NOTICE. | 0.2 | \$81.00 |
| Total Professional Services | | | 2.8 | \$723.00 |

December 15, 2025
Client: 001562
Matter: 000001
Invoice #: 27621

Page: 2

| | | |
|------------------------|----------|---------------------|
| Total Services | \$723.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$723.00 |
| Previous Balance | | \$6,999.00 |
| <i>Less Payments</i> | | <i>(\$5,619.00)</i> |
| PAY THIS AMOUNT | | \$2,103.00 |

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Somerset Bay CDD
P.O. Box 32414
Charlotte, NC 28232

January 14, 2026

Client: 001562

Matter: 000001

Invoice #: 27841

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|---|-------|----------|
| 12/3/2025 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | \$121.50 |
| 12/4/2025 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.7 | \$283.50 |
| 12/22/2025 | JMV | REVIEW EMAIL FROM R. QUIROZ; REVIEW CDD FINANCIAL STATEMENTS; REVIEW EMAIL FROM S. BRIJMOHAN; REVIEW CDD RESOLUTION; DRAFT EMAIL TO S. BRIJMOHAN. | 0.6 | \$243.00 |
| Total Professional Services | | | 1.6 | \$648.00 |

January 14, 2026
Client: 001562
Matter: 000001
Invoice #: 27841

Page: 2

| | | |
|------------------------|----------|-------------------|
| Total Services | \$648.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$648.00 |
| Previous Balance | | \$2,103.00 |
| PAY THIS AMOUNT | | \$2,751.00 |

Please Include Invoice Number on all Correspondence

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Somerset Bay CDD
P.O. Box 32414
Charlotte, NC 28232

February 12, 2026
Client: 001562
Matter: 000001
Invoice #: 27920

Page: 1

RE: General

For Professional Services Rendered Through January 31, 2026

SERVICES

| Date | Person | Description of Services | Hours | Amount |
|-----------------------------|--------|--|-------|----------|
| 1/7/2026 | JMV | REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING. | 0.3 | \$121.50 |
| 1/8/2026 | JMV | PREPARE FOR AND ATTEND CDD BOARD MEETING. | 0.7 | \$283.50 |
| 1/20/2026 | MS | REVIEW PLAT MAPS AND DEEDS TO CONFIRM CONVEYANCE OF COMMON AREA TRACTS. | 0.6 | \$117.00 |
| 1/22/2026 | MS | WORK ON REVIEWING PLAT AND CROSS REFERENCING DEDICATIONS TO PROPERTY APPRAISER; CHECK PUBLIC RECORDS FOR ANY DEEDS CONVEYING COMMON AREA TRACTS. | 1.5 | \$292.50 |
| 1/28/2026 | JMV | REVIEW EMAILS FROM R. BASTYR; REVIEW EMAILS FROM S. CRAFT; DRAFT EMAIL RE: LEGAL NOTICES. | 0.3 | \$121.50 |
| Total Professional Services | | | 3.4 | \$936.00 |

February 12, 2026
Client: 001562
Matter: 000001
Invoice #: 27920

Page: 2

| | | |
|------------------------|----------|-------------------|
| Total Services | \$936.00 | |
| Total Disbursements | \$0.00 | |
| Total Current Charges | | \$936.00 |
| Previous Balance | | \$2,751.00 |
| PAY THIS AMOUNT | | \$3,687.00 |

Please Include Invoice Number on all Correspondence



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

ADVERTISING INVOICE

| | | | |
|------------------------------|------------------|-------------------------|--|
| Advertising Run Dates | | Advertiser Name | |
| 2/22/26-2/22/26 | | SOMERSET BAY CDD | |
| Billing Date | Sales Rep | Customer Account | |
| 2/23/2026 | Deirdre Bonett | TB320606 | |
| Total Amount Due | | Invoice Number | |
| \$102.00 | | 77515-022226 | |

PAYMENT DUE UPON RECEIPT

| Start | Stop | Ad Number | Product | Placement | Description PO Number | Ins. | Size | Net Amount |
|---------|---------|-----------|---------------------------------------|--------------------|--------------------------|------|-----------------|------------|
| 2/22/26 | 2/22/26 | 77515 | Baylink Hernando , tampabay.com | Legal-CLS 2 col | Revised Meeting Schedule | 2 | 1.00x53.00 L | \$100.00 |
| | | | | | Affidavit Fee | | | \$2.00 |

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE



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

| | | | |
|------------------------------|------------------|-------------------------|--|
| Advertising Run Dates | | Advertiser Name | |
| 2/22/26-2/22/26 | | SOMERSET BAY CDD | |
| Billing Date | Sales Rep | Customer Account | |
| 2/23/2026 | Deirdre Bonett | TB320606 | |
| Total Amount Due | | Invoice Number | |
| \$102.00 | | 77515-022226 | |

DO NOT SEND CASH BY MAIL

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

77515

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 Revised Meeting Schedule was published in said newspaper by print in the issues of 02/22/26 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 02/22/2026

Signature of Notary of Public

Personally known or produced identification.

Type of identification produced _____

Notice of FY 2025/2026 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 2025/2026, regular meetings of the Board of Supervisors of the Somerset Bay Community Development District are scheduled to be held at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

- March 9, 2026
- April 13, 2026
- May 11, 2026
- June 8, 2026
- July 13, 2026
- August 10, 2026
- September 14, 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.

Sean Craft
District Manager
Run Date: 02/22/2026

77515



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Account Number **2348239** Cycle **14**
Meter Number
Customer Number 20197118
Customer Name **SOMERSET BAY CDD**

Bill Date **01/22/2026**
Amount Due **1,699.40**
Current Charges Due **02/13/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address PUBLIC LIGHTING
Service Description PUBLIC LIGHTING
Service Classification Public Lighting

ELECTRIC SERVICE

| From Date | Reading | To Date | Reading | Multiplier | Dem. Reading | KW Demand | kWh Used |
|-----------|---------|---------|---------|------------|--------------|-----------|----------|
|-----------|---------|---------|---------|------------|--------------|-----------|----------|

Comparative Usage Information

| Period | Days | Per Day |
|--------|------|---------|
|--------|------|---------|

BILLS ARE DUE WHEN RENDERED
A 1.5 percent, but not less than \$5, late charge will apply to unpaid balances as of 5:00 p.m. on the due date shown on this bill.

Previous Balance 1,699.40
Payment 1,699.40CR
Balance Forward 0.00



2 0 1 9 7 1 1 8

You have 24-hour access to manage your account on-line through Smarthub at www.wrec.net. If you would like to make a payment using your credit card, please call 855-938-3431. This number is WREC's Secure Pay-By-Phone system.

| | |
|------------------------------------|--------|
| Light Energy Charge | 15.33 |
| Light Support Charge | 32.85 |
| Light Maintenance Charge | 364.27 |
| Light Fixture Charge | 451.14 |
| Light Fuel Adj 1,387 KWH @ 0.04200 | 58.25 |
| Poles(QTY 73) | 657.00 |
| FL Gross Receipts Tax | 2.73 |
| State Tax | 109.92 |
| Hernando County Tax | 7.91 |

Total Current Charges 1,699.40
Total Due Please Pay 1,699.40

| Lights/Poles | Type/Qty | Type/Qty |
|--------------|----------|----------|
| | 210 73 | 975 73 |



Your Touchstone Energy® Cooperative
P.O. Box 278 • Dade City, Florida 33526-0278

Please **Detach and Return** This Portion With Your Payment To Ensure Accurate Posting.

See Reverse Side For Mailing Instructions

Bill Date: 01/22/2026

District: WH14

Use above space for address change ONLY.

2348239 WH14
SOMERSET BAY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

Make check payable to W.R.E.C. MUST BE IN BLACK OR BLUE INK.

| | |
|----------------------------------|-----------------|
| Current Charges Due Date | 02/13/2026 |
| TOTAL CHARGES DUE | 1,699.40 |
| Total Charges Due After Due Date | 1,724.89 |

000234823900016994000017248901