



Rizzetta & Company

Somerset Bay Community Development District

**Board of Supervisors' Regular
Meeting
May 18, 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

May 11, 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, May 18, 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 agenda 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
 - ii. Presentation of Registered Voter Statistics Tab 2
 - iii. Presentation of 1st Quarter Website Compliance
Audit Report Tab 3
4. **BUSINESS ITEM**
 - A. Consideration of Resolution 2026-04; Adopting
Final Terms of 2026 Bonds Tab 4
5. **BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on April 13, 2026 Tab 5
 - B. Ratification of Operation & Maintenance Expenditures
for March 2026 Tab 6
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:**
June 8th, 2026 @
9:30am

**District
Manager's
Report**

May 18

2026

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FINANCIAL SUMMARY

3/31/2026

General Fund Cash Balance	\$77,880
Capital Project Fund	\$3,223
Debt Service Fund	\$4,333,659
Total Government Fund	\$4,414,761

General Fund Expense Variance: \$23,116 **Over Budget**

Tab 2

APR 17 2026



Denise LaVancher

Hernando County Supervisor of Elections

16264 Spring Hill Drive
Brooksville, FL 34604
P: 352.754.4125 • F: 352.754.4425

April 15, 2026

Rizzetta & Company
3434 Colwell Avenue, Suite 200
Tampa, Florida 33614

Re: Somerset Bay Community Development District

Dear Mr. Craft:

As of April 15, 2026, there are no registered voters within the Somerset Bay Community Development District.

Should you need any further assistance, please do not hesitate to contact me.

Sincerely,

Claudia Billotte
Candidate Specialist/Voter Services
Hernando County Supervisor of Elections
16264 Spring Hill Drive
Brooksville, FL 34604

Enclosure

Date 4/15/2026
Time 08:46 AM

Denise LaVancher
Supervisor of Elections
Active Voters by District/Precinct

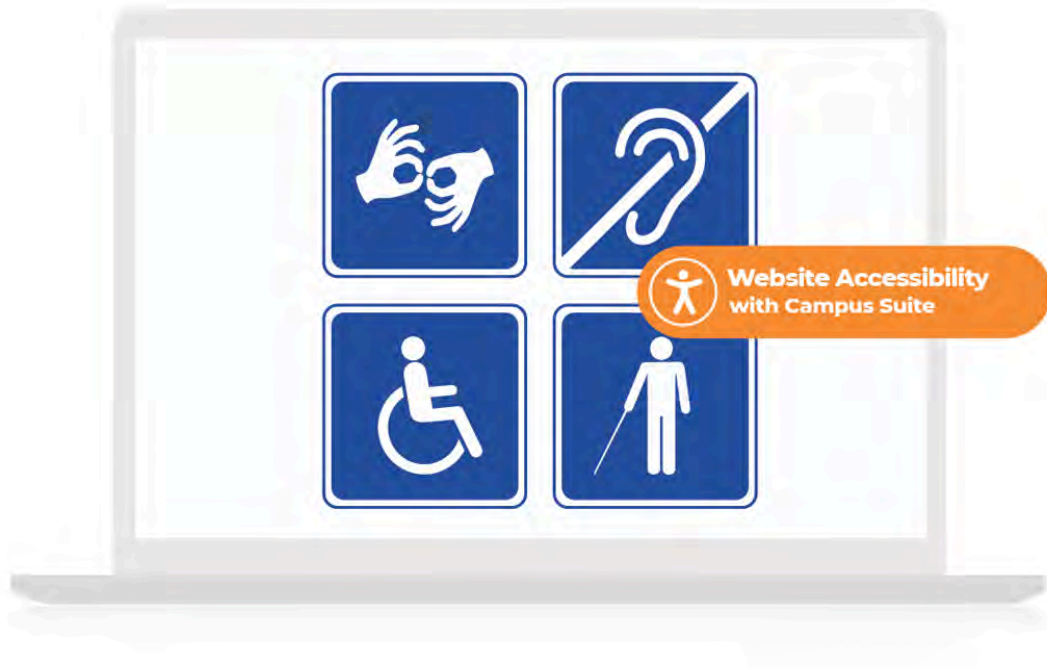
Hernando County, FL

SOMERSET BAY

130 ST. ANDREWS EPISCOPAL
SOMERSET BAY

<u>Dem</u>	<u>Rep</u>	<u>NPA</u>	<u>Other</u>	<u>Total</u>	<u>White</u>	<u>Black</u>	<u>Hispanic</u>	<u>Other</u>	<u>Male</u>	<u>Female</u>	<u>Other</u>
0	0	0	0	0	0	0	0	0	0	0	0
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Tab 3



Quarterly Compliance Audit Report

Somerset Bay

Date: March 2026 - 1st Quarter

Prepared for: Matthew Huber

Developer: Rizzetta

Insurance agency:



Preparer:

Jason Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

Table of Contents

Compliance Audit

Overview	2
<i>Compliance Criteria</i>	2
<i>ADA Accessibility</i>	2
Florida Statute Compliance	3
Audit Process	3

Audit results

ADA Website Accessibility Requirements	4
Florida F.S. 189.069 Requirements	5

Helpful information:

Accessibility overview	6
ADA Compliance Categories	7
Web Accessibility Glossary	11

Compliance Audit Overview

The Community Website Compliance Audit (CWCA) consists of a thorough assessment of Florida Community Development District (CDD) websites to assure that specified district information is available and fully accessible. Florida Statute Chapter 189.069 states that effective October, 2015, every CDD in the state is required to maintain a fully compliant website for reporting certain information and documents for public access.

The CWCA is a reporting system comprised of quarterly audits and an annual summary audit to meet full disclosure as required by Florida law. These audits are designed to assure that CDDs satisfy all compliance requirements stipulated in Chapter 189.069.

Compliance Criteria

The CWCA focuses on the two primary areas – website accessibility as defined by U.S. federal laws, and the 16-point criteria enumerated in [Florida Statute Chapter 189.069](#).



ADA Website Accessibility

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines – [WCAG 2.1](#), which is the international standard established to keep websites barrier-free and the recognized standard for ADA-compliance.



Florida Statute Compliance

Pursuant to F.S. [189.069](#), every CDD is required to maintain a dedicated website to serve as an official reporting mechanism covering, at minimum, 16 criteria. The information required to report and have fully accessible spans: establishment charter or ordinance, fiscal year audit, budget, meeting agendas and minutes and more. For a complete list of statute requirements, see page 3.

Audit Process

The Community Website Compliance Audit covers all CDD web pages and linked PDFs.* Following the [WCAG 2.1](#) levels A, AA, and AAA for web content accessibility, a comprehensive scan encompassing 312 tests is conducted for every page. In addition, a human inspection is conducted to assure factors such as navigation and color contrasts meet web accessibility standards. See page 4 for complete accessibility grading criteria.

In addition to full ADA-compliance, the audit includes a 16-point checklist directly corresponding with the criteria set forth in Florida Statute Chapter 189.069. See page 5 for the complete compliance criteria checklist.

* **NOTE:** Because many CDD websites have links to PDFs that contain information required by law (meeting agendas, minutes, budgets, miscellaneous and ad hoc documents, etc.), audits include an examination of all associated PDFs. **PDF remediation** and ongoing auditing is critical to maintaining compliance.



ADA Website Accessibility

Result: **PASSED**

Accessibility Grading Criteria

Passed	Description
Passed	Website errors* 0 WCAG 2.1 errors appear on website pages causing issues**
Passed	Keyboard navigation The ability to navigate website without using a mouse
Passed	Website accessibility policy A published policy and a vehicle to submit issues and resolve issues
Passed	Color contrast Colors provide enough contrast between elements
Passed	Video captioning Closed-captioning and detailed descriptions
Passed	PDF accessibility Formatting PDFs including embedded images and non-text elements
Passed	Site map Alternate methods of navigating the website

*Errors represent less than 5% of the page count are considered passing

**Error reporting details are available in your Campus Suite Website Accessibility dashboard



Florida F.S. 189.069 Requirements

Result: **PASSED**

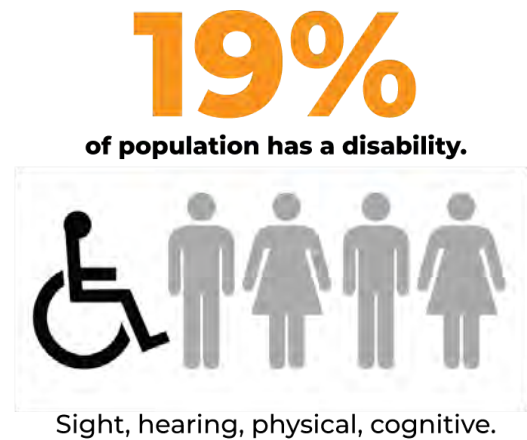
Compliance Criteria

Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, assessments imposed by CDD
Passed	Link to Florida Commission on Ethics
Passed	District Budgets (Last two years)
Passed	Complete Financial Audit Report
Passed	Listing of Board Meetings
N/A	Public Facilities Report, if applicable
Passed	Link to Financial Services
Passed	Meeting Agendas for the past year, and 1 week prior to next

Accessibility overview

Everyone deserves equal access.

With nearly 1-in-5 Americans having some sort of disability – visual, hearing, motor, cognitive – there are literally millions of reasons why websites should be fully accessible and compliant with all state and federal laws. Web accessibility not only keeps board members on the right side of the law, but enables the entire community to access all your web content. The very principles that drive accessible website design are also good for those without disabilities.



The legal and right thing to do

Several federal statutes (American Disabilities Act, Sec. 504 and 508 of the Rehabilitation Act of 1973) require public institutions to ensure they are not discriminating against individuals on the basis of a person's disability. Community websites are required to conform to web content accessibility guidelines, WCAG 2.1, the international standard established to keep websites barrier-free. Plain and simple, any content on your website must be accessible to everyone.



ADA Compliance Categories

Most of the problems that occur on a website fall in one or several of the following categories.



Contrast and colors

Some people have vision disabilities that hinder picking up contrasts, and some are color blind, so there needs to be a distinguishable contrast between text and background colors. This goes for buttons, links, text on images – everything. Consideration to contrast and color choice is also important for extreme lighting conditions.

Contract checker: <http://webaim.org/resources/contrastchecker>



Using semantics to format your HTML pages

When web page codes are clearly described in easy-to-understand terms, it enables broader sharing across all browsers and apps. This ‘friendlier’ language not only helps all the users, but developers who are striving to make content more universal on more devices.



Text alternatives for non-text content

Written replacements for images, audio and video should provide all the same descriptors that the non-text content conveys. Besides helping with searching, clear, concise word choice can make vivid non-text content for the disabled.

Helpful article: <http://webaim.org/techniques/alttext>



Ability to navigate with the keyboard

Not everyone can use a mouse. Blind people with many with motor disabilities have to use a keyboard to make their way around a

website. Users need to be able to interact fully with your website by navigating using the tab, arrows and return keys only. A “skip navigation” option is also required. Consider using [WAI-ARIA](#) for improved accessibility, and properly highlight the links as you use the tab key to make sections.

Helpful article: www.nngroup.com/articles/keyboard-accessibility

Helpful article: <http://webaim.org/techniques/skipnav>



Easy to navigate and find information

Finding relevant content via search and easy navigation is a universal need. Alt text, heading structure, page titles, descriptive link text (no ‘click here’ please) are just some ways to help everyone find what they’re searching for. You must also provide multiple ways to navigate such as a search and a site map.

Helpful article: <http://webaim.org/techniques/sitetools/>



Properly formatting tables

Tables are hard for screen readers to decipher. Users need to be able to navigate through a table one cell at a time. In addition to the table itself needing a caption, row and column headers need to be labeled and data correctly associated with the right header.

Helpful article: <http://webaim.org/techniques/tables/data>



Making PDFs accessible

PDF files must be tagged properly to be accessible, and unfortunately many are not. Images and other non-text elements within that PDF also need to be ADA-compliant. Creating anew is

one thing; converting old PDFs – called PDF remediation – takes time.

Helpful articles: <http://webaim.org/techniques/acrobat/acrobat>



Making videos accessible

Simply adding a transcript isn't enough. Videos require closed captioning and detailed descriptions (e.g., who's on-screen, where they are, what they're doing, even facial expressions) to be fully accessible and ADA compliant.

Helpful article: <http://webaim.org/techniques/captions>



Making forms accessible

Forms are common tools for gathering info and interacting. From logging in to registration, they can be challenging if not designed to be web-accessible. How it's laid out, use of labels, size of clickable areas and other aspects need to be considered.

Helpful article: <http://webaim.org/techniques/forms>



Alternate versions

Attempts to be fully accessible sometimes fall short, and in those cases, alternate versions of key pages must be created. That is, it is sometimes not feasible (legally, technically) to modify some content. These are the 'exceptions', but still must be accommodated.



Feedback for users

To be fully interactive, your site needs to be able to provide an easy way for users to submit feedback on any website issues. Clarity is

key for both any confirmation or error feedback that occurs while engaging the page.



Other related requirements

No flashing

Blinking and flashing are not only bothersome, but can be disorienting and even dangerous for many users. Seizures can even be triggered by flashing, so avoid using any flashing or flickering content.

Timers

Timed connections can create difficulties for the disabled. They may not even know a timer is in effect, it may create stress. In some cases (e.g., purchasing items), a timer is required, but for most school content, avoid using them.

Fly-out menus

Menus that fly out or down when an item is clicked are helpful to dig deeper into the site's content, but they need to be available via keyboard navigation, and not immediately snap back when those using a mouse move from the clickable area.

No pop-ups

Pop-up windows present a range of obstacles for many disabled users, so it's best to avoid using them altogether. If you must, be sure to alert the user that a pop-up is about to be launched.

Web Accessibility Glossary

Assistive technology	Hardware and software for disabled people that
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	enable them to perform tasks they otherwise would not be able to perform (e.g., a screen reader)
WCAG 2.0	Evolving web design guidelines established by the W3C that specify how to accommodate web access for the disabled
504	Section of the Rehabilitation Act of 1973 that protects civil liberties and guarantees certain rights of disabled people
508	An amendment to the Rehabilitation Act that eliminates barriers in information technology for the disabled
ADA	American with Disabilities Act (1990)
Screen reader	Software technology that transforms the on-screen text into an audible voice. Includes tools for navigating/accessing web pages.
Website accessibility	Making your website fully accessible for people of all abilities
W3C	World Wide Web Consortium – the international body that develops standards for using the web

Tab 4

RESOLUTION 2026-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2026 CAPITAL IMPROVEMENT REVENUE BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2026 CAPITAL IMPROVEMENT REVENUE BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FINAL SUPPLEMENTAL SPECIAL ASSESSMENT ALLOCATION REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Somerset Bay Community Development District (the “**District**”) previously indicated its intention to construct and/or acquire public improvements as described in the Engineer’s Report dated December 21, 2021 (the “**Engineer’s Report**”);

WHEREAS, the Board of Supervisors of the District (the “**Board**”) issued its \$11,650,000 Capital Improvement Revenue Bonds, Series 2026 (the “**Series 2026 Bonds**”) to finance the Assessment Area Two (the “**Assessment Area Two Project**”);

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2026 Bonds, which are on file with the District Manager, (the “**Bond Documents**”) and to confirm the issuance of the Series 2026 Bonds;

WHEREAS, the Series 2026 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Special Assessment Allocation Report dated December 21, 2021, and adopted pursuant to Resolution No. 2022-31 (the “**Assessment Resolution**”), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2026 Bonds have been established, it is necessary to approve the Final Second Supplemental Special Assessment Allocation Report dated April 9, 2026 (the “**Supplemental Assessment Report**”), and attached hereto as **Exhibit A**; and the Second Supplemental Engineer’s Report dated March 4, 2026 (the “**Supplemental Engineer’s Report**”) attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.

- b. The Supplemental Engineer’s Report is hereby approved and ratified.
 - c. The Assessment Area Two Project will serve a proper, essential, and valid public purpose.
 - d. The Assessment Area Two Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer’s Report. It is reasonable, proper, just and right to assess the portion of the costs of the Assessment Area Two Project to be financed with the Series 2026 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2026 Bonds will finance the construction and acquisition of a portion of the Assessment Area Two Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2026 Bonds.** The special assessments for the Series 2026 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and Adopted on May 18, 2026.

Attest:

**Somerset Bay Community
Development District**

Name: _____

Secretary / Assistant Secretary

Name: _____

Chair/Vice Chair of the Board of Supervisors

Exhibit A – Final Second Supplemental Special Assessment Allocation Report dated April 9, 2026
Exhibit B – Second Supplemental Engineer’s Report dated March 4, 2026

Exhibit A
Final Second Supplemental Special Assessment
Allocation Report dated April 9, 2026

Exhibit B
Second Supplemental Engineer's Report
dated March 4, 2026



Rizzetta & Company

Somerset Bay Community Development District

Final Second Supplemental Special
Assessment Allocation Report

Capital Improvement Revenue Bonds, Series 2026
(Assessment Area Two)

April 9, 2026

3434 Colwell Ave
Suite 200
Tampa, FL 33614

rizzetta.com

TABLE OF CONTENTS

		<u>Page</u>
I.	INTRODUCTION	1
II.	DEFINED TERMS.....	1
III.	DISTRICT INFORMATION.....	2
IV.	ASSESSMENT AREA TWO PROJECT.....	2
V.	SERIES 2026 BONDS AND ASSESSMENTS.....	2
VI.	SERIES 2026 ASSESSMENT ALLOCATION.....	3
VII.	PREPAYMENT AND TRUE UP OF SERIES 2026 ASSESSMENTS.....	4
VIII.	ADDITIONAL STIPULATIONS.....	4
EXB "A"	ALLOCATION METHODOLOGY.....	6

INDEX OF TABLES

<u>Table</u>	<u>Description</u>	<u>Page</u>
1	PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA TWO).....	A-1
2	ASSESSMENT AREA TWO PROJECT COST DETAIL (ASSESSMENT AREA TWO).....	A-2
3	FINANCING INFORMATION – SERIES 2026 BONDS.....	A-3
4	FINANCING INFORMATION – SERIES 2026 ASSESSMENTS.....	A-3
5	ASSESSMENT ALLOCATION – SERIES 2026 ASSESSMENTS	A-4
	SERIES 2026 ASSESSMENT ROLL.....	A-5



I. INTRODUCTION

This Final Second Supplemental Special Assessment Allocation Report is being presented in anticipation of an issuance of bonds by the Somerset Bay Community Development District (“District”), a local unit of special purpose government established pursuant to Chapter 190, Florida Statutes. Rizzetta & Company, Inc. has been retained to prepare a methodology for allocating the special assessments related to the District’s infrastructure project. This report will detail the financing and assessment allocation of the Series 2026 Bonds to fund a portion of the District’s Assessment Area Two Project.

II. DEFINED TERMS

“Assessment Area Two” – An assessment area of approximately 84.71 acres within the District, anticipated to include 294 residential units in phase 2 benefitting from the Assessment Area Two Project.

“Assessment Area Two Project” – A portion of the CIP with an estimated cost of \$13,254,400 as shown in the Engineer’s Report.

“Capital Improvement Program” – (or **“CIP”**) The District’s comprehensive plan for constructing and/or acquiring the District-wide system of public infrastructure improvements, all or a portion of which may be funded by the proceeds of District bonds.

“District Engineer” – Coastal Engineering Associates, Inc.

“Engineer’s Report” – That certain *Engineer’s Report* dated July 22, 2022, as supplemented by the *Second Supplemental Engineer’s Report* dated March 4, 2026.

“End User” – The ultimate purchaser of a fully developed residential unit.

“Equivalent Assessment Unit” – (EAU) Allocation factor which reflects a quantitative measure of the amount of special benefit conferred by the District’s CIP on a particular land use, relative to other land uses.

“Indentures” – The District’s Master Trust Indenture dated as of May 1, 2024 and Second Supplemental Trust Indenture dated as of April 1, 2026.

“Master Report” – The Master Special Assessment Allocation Report dated December 21, 2021.

“Platted Units” – Lands configured into their intended end-use and subject to a recorded plat.



“Series 2026 Assessments” – The special assessments, as contemplated by Chapters 190, 170 and 197 Florida Statutes levied to secure repayment of the District’s Series 2026 Bonds.

“Series 2026 Bonds” - The District’s Capital Improvement Revenue Bonds, Series 2026 (Assessment Area Two) in the original principal amount of \$11,650,000.

“True-Up Agreement” – The True-Up Agreement (Assessment Area Two Project) between the District and the Developer.

“Unplatted Parcels” – Undeveloped lands or parcels not yet subject to a recorded plat in their final end-use configuration.

All capitalized terms not defined herein shall retain the meaning ascribed in the Master Report.

III. DISTRICT INFORMATION

The District was established by the Board of County Commissioners of Hernando County on October 12, 2021, pursuant to Ordinance No. 2021-20. The District encompasses approximately 210.30 acres and is located east of Deltona Blvd., south of Northcliffe Blvd. and west of Mariner Blvd. in Spring Hill, Florida. The current development plan for Assessment Area Two of the District includes approximately 84.71 acres and 294 residential units.

Table 1 illustrates the District’s Preliminary Development Plan for Assessment Area Two.

IV. ASSESSMENT AREA TWO PROJECT

The District’s Assessment Area Two Project includes, but is not limited to, general conditions/miscellaneous, earthwork/clearing, roadway improvements, stormwater management system, sanitary sewer utilities, water distribution utilities, recreational amenities, hardscape/landscape/irrigation, streetlights/undergrounding of electrical utility lines, offsite roadway improvements and professional services, all as more particularly described in the Engineer’s Report. The total cost of the Assessment Area Two Project is estimated to be \$13,254,400 as described in the Engineer’s Report. A detail of these costs can be found in Table 2. The District will issue the Series 2026 Bonds to fund a portion of the Assessment Area Two Project in the amount of \$10,090,329.31.

V. SERIES 2026 BONDS AND ASSESSMENTS

In order to provide for the Assessment Area Two Project funding described in Section IV above, the District will issue the Series 2026 Bonds in the principal amount of \$11,650,000, which will be secured by the pledged revenues from the Series 2026 Assessments. The Series 2026 Assessments will initially be levied in the annual amount of \$803,378.75, excluding



county collection costs and discounts, and shall be structured in the same manner as the Series 2026 Bonds, so that revenues from the Series 2026 Assessments are sufficient to fulfill the debt service requirements for the Series 2026 Bonds.

The Series 2026 Bonds will be structured as amortizing current-interest bonds, with the repayment occurring in annual installments of principal and interest. Interest payments dates shall occur every May 1 and November 1 from the date of issuance until final maturity on May 1, 2056. The first scheduled payment of coupon interest will be due on November 1, 2026, although interest will be capitalized through November 1, 2026, and the first installment of principal due on May 1, 2027. The annual principal payment will be due each May 1 thereafter until final maturity.

The Series 2026 Assessments will initially be levied on the Unplatted Parcels within Assessment Area Two on a per acreage basis. Series 2026 Assessments will be assigned to the lots planned within Assessment Area Two once they are platted. It is expected that Series 2026 Assessment installments assigned to the Platted Units will be collected via the Hernando County property tax bill process (Uniform Method).¹ Accordingly, the Series 2026 Assessments have been adjusted to allow for current county collection costs and the possibility that landowners will avail themselves of early payment discounts. Currently, the aggregate rate for such costs and discounts is 6.0%, but this may fluctuate as provided by law. The Unplatted Parcels are expected to be collected directly by the District and will not include any county collection costs or early payment discounts. However, for purposes of this report, all units are inclusive of the associated costs and discounts for presentation purposes only.

VI. SERIES 2026 ASSESSMENT ALLOCATION

The Series 2026 Assessments are expected to ultimately be allocated to all 294 Platted Units planned within Assessment Area Two, as shown on Table 5. The Series 2026 Assessments are allocated based on an EAU methodology, as defined in the Master Report, and as allocated, the Series 2026 Assessments fall within the cost/benefit thresholds and are fairly and reasonably allocated amount the different product types.

Table 5 reflects the Series 2026 Assessments per Platted Unit. The Series 2026 Assessments will initially be levied on the approximately 84.71 acres within Assessment Area Two on an equal assessment per acre basis. As land is either sold in bulk to third parties, or as land is platted or otherwise subdivided into Platted Units, the Series 2026 Assessments will be assigned to those Platted Units at the per-unit amounts described in Table 5, on a first platted and first assigned basis, thereby reducing the Series 2026 Assessments encumbering the Unplatted Parcels by a corresponding amount. The Series 2026 Assessments are expected to be assigned to 294 Platted Units (261.20 EAUs) within Assessment Area Two.

In the event an Unplatted Parcel is sold to a party not affiliated with the Developer,

¹ The ultimate collection procedure is subject to District approval. Nothing herein should be construed as mandating collections that conflict with the terms, privileges, and remedies provided in the Indentures, Florida law, assessment resolutions, and/or other applicable agreements.



Series 2026 Assessments will be assigned to that Unplatted Parcel based on the maximum total number of Platted Units assigned by the Developer to that Unplatted Parcel. The owner of that Unplatted Parcel will be responsible for the total assessments applicable to the Unplatted Parcel, regardless of the total number of Platted Units ultimately platted. These total Series 2026 Assessments are fixed to the Unplatted Parcel at the time of the sale. If the Unplatted Parcel is subsequently sub-divided into smaller parcels, the total assessments initially allocated to the Unplatted Parcel will be re-allocated to the smaller parcels pursuant to the methodology as described herein (i.e., equal assessment per acre until platting). If such property is sold to a unit of local government, any debt assigned to such property must be satisfied prior to such transfer by way of a True Up Payment (as defined below).

The Series 2026 Assessment Roll is located on page A-5.

VII. PREPAYMENT AND TRUE UP OF SERIES 2026 ASSESSMENTS

The Series 2026 Assessments encumbering a parcel may be prepaid in full or in part at any time, without penalty, together with interest at the rate on the Series 2026 Bonds to the Interest Payment Date (as defined in the Indenture) that is more than forty-five (45) days next succeeding the date of prepayment. Notwithstanding the preceding provisions, the District does not waive the right to assess penalties which would otherwise be permissible if the parcel being prepaid is subject to an assessment delinquency.

Because this methodology assigns defined, fixed assessments to Platted Units, the District's Series 2026 Assessment program is predicated on the development of lots in the manner described in Table 1. However, if a change in development results in a net decrease in the overall principal amount of assessments able to be assigned to the lands described in Table 1, then a true-up, or principal reduction payment will be required to cure the deficiency ("True Up Payment"). The District shall perform a review of the development plan for true-up calculation purposes at each time any plat/site plan is presented to the District. For further detail on the true-up process, please refer to the True-Up Agreement. Similarly, if a reconfiguration of lands or redemption of outstanding Series 2026 Bonds would result in the collection of substantial excess assessment revenue in the aggregate, then the District shall undertake a pro rata reduction of assessments for all assessed properties.

For further detail on the true-up process, please refer to the True-Up Agreement and applicable assessment resolution(s).

VIII. ADDITIONAL STIPULATIONS

Certain financing, development, and engineering data was provided by the District Underwriter, District Engineer and the Developer. The allocation methodology described herein was based on information provided by those professionals. Rizzetta & Company makes no representations regarding said information transactions beyond restatement of the factual information necessary for compilation of this report. For additional information on the Series 2026 Bond structure and related items, please refer to the Limited Offering Memorandum associated with this transaction.



Rizzetta & Company

Rizzetta & Company, Inc., does not represent the District as a Municipal Advisor or Securities Broker nor is Rizzetta & Company, Inc., registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Rizzetta & Company, Inc., does not provide the District with financial advisory services or offer investment advice in any form.



Rizzetta & Company

EXHIBIT A:
ALLOCATION METHODOLOGY



Rizzetta & Company

**SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA TWO)**

TABLE 1: PRELIMINARY DEVELOPMENT PLAN (ASSESSMENT AREA TWO)

PRODUCT	EAU	TOTAL UNITS⁽¹⁾
Single Family 37.5'	0.75	60
Single Family 40'	0.80	109
Single Family 50'	1.00	105
Single Family 60'	1.20	20
		294

⁽¹⁾ Product totals are shown for illustrative purposes and not fixed per product type. Development plan provided by the Developer and is subject to change with land platting.

**SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA TWO)**

TABLE 2: TOTAL ASSESSMENT AREA TWO PROJECT COST DETAIL

DESCRIPTION	TOTAL ESTIMATED COSTS
General Conditions/Misc.	\$640,000.00
Earthwork/Clearing	\$1,735,000.00
Roadway Improvements	\$1,800,000.00
Stormwater Management System	\$1,456,000.00
Sanitary Sewer Utilities	\$1,095,000.00
Water Distribution Utilities	\$1,087,000.00
Recreational Amenities	\$2,000,000.00
Hardscape/Landscape/Irrigation	\$1,547,000.00
Streetlights/Undergrounding of Electrical Utility Lines	\$325,800.00
Offsite Roadway Improvements (Explorer Boulevard)	\$500,000.00
Professional Services	\$1,068,600.00
Total Estimated AA2 Project Construction Costs	\$13,254,400.00
AA2 Project Costs Funded by Series 2026 Bonds	\$10,090,329.31
Remaining AA2 Project Costs funded by the Developer or other sources	\$3,164,070.69
	\$13,254,400.00

NOTE: Infrastructure cost estimates provided by District Engineer.

**SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA TWO)**

TABLE 3: FINANCING INFORMATION - SERIES 2026 BONDS

Issue Date	April 15, 2026
Final Maturity	May 1, 2056
Average Coupon Rate	5.63%
Maximum Annual Debt Service (MADS)	\$803,378.75

SOURCES:

PRINCIPAL AMOUNT	\$11,650,000
-------------------------	---------------------

USES:

Construction Fund	(\$10,090,329.31)
Capitalized Interest (thru 11/1/2026)	(\$343,666.94)
DSRF (100% of MADS)	(\$803,378.75)
Underwriter's Discount	(\$233,000.00)
Cost of Issuance	(\$179,625.00)
Total Uses	(\$11,650,000.00)

Source: District Underwriter.

TABLE 4: FINANCING INFORMATION - SERIES 2026 ASSESSMENTS

Average Coupon Rate	5.63%
Initial Principal Amount	\$11,650,000
Aggregate Annual Installment	\$803,378.75
Estimated Collection Costs	2.00% \$17,093.16 ⁽¹⁾
Estimated Early Payment Discount	4.00% \$34,186.33 ⁽¹⁾
Total Annual Installment	\$854,658.24

⁽¹⁾ May vary as provided by law.

**SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT
CAPITAL IMPROVEMENT REVENUE BONDS, SERIES 2026 (ASSESSMENT AREA TWO)**

TABLE 5: ASSESSMENT ALLOCATION - SERIES 2026 ASSESSMENTS ⁽¹⁾

PRODUCT	UNITS	PER UNIT EAU	TOTAL EAU'S	% of EAU'S	PRODUCT TOTAL PRINCIPAL ⁽²⁾	PER UNIT TOTAL PRINCIPAL	PRODUCT ANNUAL INSTLMT. ⁽²⁾⁽³⁾	PER UNIT ANNUAL INSTLMT. ⁽³⁾	PER UNIT NET ANNUAL INSTLMT. ⁽⁴⁾
Single Family 37.5'	60	0.75	45.00	17%	\$2,007,082.70	\$33,451.38	\$147,242.04	\$2,454.03	\$2,306.79
Single Family 40'	109	0.80	87.20	33%	\$3,889,280.25	\$35,681.47	\$285,322.35	\$2,617.64	\$2,460.58
Single Family 50'	105	1.00	105.00	40%	\$4,683,192.96	\$44,601.84	\$343,564.76	\$3,272.05	\$3,075.72
Single Family 60'	20	1.20	24.00	9%	\$1,070,444.10	\$53,522.21	\$78,529.09	\$3,926.45	\$3,690.87
	294		261.20	100%	\$11,650,000.00		\$854,658.24		

⁽¹⁾ Allocation of Series 2026 Assessments based on Equivalent Assessment Units per Master Report.

⁽²⁾ Product total shown for illustrative purposes only and are not fixed per product type.

⁽³⁾ Includes estimated Hernando County collection costs/payment discounts, which may fluctuate.

⁽⁴⁾ Excludes estimated Hernando County collection costs/payment discounts.

**SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026 ASSESSMENT ROLL**

Folio	Product Type	Acres	Series 2026 Principal/Acre	Series 2026 Annual Assmt/Acre ⁽¹⁾
*See attached legal description	Unplatted	84.71	\$137,528.04	\$10,089.22
TOTAL			\$11,650,000.00	\$854,658.24

(1) Includes estimated Hernando County collection costs/payment discounts, which may fluctuate.

EXHIBIT C

PHASE 2 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 13, RUN S00°20'06"W, 1608.05 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, RUN S89°07'40"E, 153.64 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 24°53'45", A RADIUS OF 1850.00 FEET, AND A CHORD BEARING AND DISTANCE OF S76°40'47"E, 797.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 803.85 FEET; THENCE S64°13'55"E, 350.85 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 40°23'07", A RADIUS OF 1588.00 FEET, AND A CHORD BEARING AND DISTANCE OF S84°25'28"E, 1096.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 1119.31 FEET; THENCE N75°22'59"E, 369.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 933, PAGE 347 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S12°18'00"W, 191.20 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN N89°25'25"W, 745.55 FEET; THENCE S12°18'00"W, 960.04 FEET; THENCE N77°42'00"W, 168.84 FEET; THENCE S10°57'06"W, 584.97 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 49°03'13", A RADIUS OF 1150.00 FEET, AND A CHORD BEARING AND DISTANCE OF S13°34'30"E, 954.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 984.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 44°51'11", A RADIUS OF 270.00 FEET, AND A CHORD BEARING AND DISTANCE OF S67°06'36"W, 206.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 211.36 FEET; THENCE S89°32'11"W, 395.05 FEET TO THE PC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 97°42'33", A RADIUS OF 120.00 FEET, AND A CHORD BEARING AND DISTANCE OF N41°36'32"W, 180.73 FEET; THENCE ALONG THE ARC OF SAID CURVE 204.64 FEET; THENCE N07°14'44"E, 358.49 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 07°37'32", A RADIUS OF 1920.00 FEET, AND A CHORD BEARING AND DISTANCE OF N03°25'58"E, 255.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 255.53 FEET; THENCE N90°00'00"W, 355.65 FEET; THENCE N00°20'06"E, 344.24 FEET; THENCE N89°29'50"W, 665.00 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 13; THENCE ALONG SAID EAST BOUNDARY LINE N00°20'06"E, 1923.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 84.71 ACRES MORE OR LESS.

SECOND SUPPLEMENTAL ENGINEER'S REPORT

PREPARED FOR:

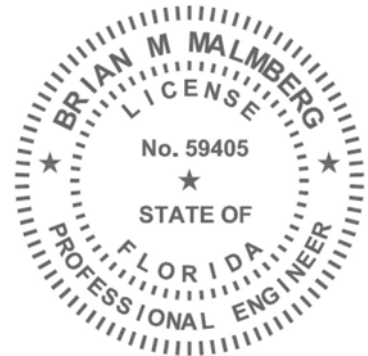
BOARD OF SUPERVISORS
SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

ENGINEER:



COASTAL ENGINEERING ASSOCIATES, INC.
966 CANDLELIGHT BOULEVARD
BROOKSVILLE, FLORIDA 34601

MARCH 4, 2026



Brian Malmberg, P.E., MBA
FL License No. 59405

This item has been digitally signed and sealed by
Brian Malmberg on the date adjacent to the seal.
Signature must be verified on any electronic copies.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

SECOND SUPPLEMENTAL ENGINEER'S REPORT

1. INTRODUCTION

The purpose of this report is to provide an updated description of the capital improvement plan (“CIP”) and estimated costs of the CIP for Phase 2 being developed within the Somerset Bay Community Development District (“District”). Phase 1 is comprised of 125.59 acres of land containing 409 – residential units, common areas, parks and recreational facilities. The District has been authorized to proceed with the development of Phase 2 which is comprised of 84.71 acres planned to contain 294 residential units. The overall District boundary, as approved in Ordinance No. 2021-20, is approximately 210.30 acres with an anticipated residential unit count of 703 units. See the table below for a breakdown of unit type by phase:

BREAKDOWN BY UNIT TYPE

Phase	Product Types				TOTAL
	Villas	40' Lot	50' Lot	60' Lot	
Phase 1A	2	144	33	10	189
Phase 1B	32	40	26	15	113
Phase 1C	0	41	66	0	107
Phase 2 (Expansion Area)	60	109	105	20	294
TOTAL:	94	334	230	45	703

2. PHASE 2 DEVELOPMENT AREA SITE DESCRIPTION

Phase 2 of the District consists of 84.71 acres of land and is located south of Bay Drive and west of the powerline easement, entirely within Hernando County, Florida. The metes and bounds description of the external boundary of the District in its’ entirety is set forth in **Exhibit A**. A metes and bounds description of Phase 2 has been provided in **Exhibit C**.

3. PROPOSED MASTER INFRASTRUCTURE

The District will undertake certain public infrastructure improvements necessary for the development of the Somerset Bay community within the boundaries of the District. A portion of these improvements will be funded by the District bond issuances and a portion will be funded by Somerset Land, LLC (“Developer”). The Somerset Bay Planned Development Project (PDP) zoning approval requires these public improvements to be consistent with the Hernando County Ordinances. The construction and maintenance of these public improvements will benefit the residential homes and properties served by the District. A detailed description of each improvement follows; related construction costs are in **Table 1**.

The public infrastructure for the project is as follows:

Roadway Improvements:

The CIP includes subdivision roads within Phase 2. Generally, all roads will be 2-lane un-divided roads. Such roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way abutting non-lot lands. Sidewalks abutting lots will be constructed by the homebuilders. All roads will be designed in accordance with applicable design requirements.

All internal roadways may be financed by the District. All roads are intended to be acquired by the District and then dedicated to the Hernando County government for ownership, operation, and maintenance. Alternatively, the Developer may elect to finance the internal roads, gate them, and turn them over to a homeowner’s association for ownership, operation and maintenance (in such an event, the District would be limited to financing only utilities and stormwater improvements behind such gated areas).

Stormwater Management System:

The stormwater collection and outfall system is a combination of pipe, control structures and open retention areas designed to treat and attenuate stormwater runoff from District lands. The stormwater system will be designed consistent with the applicable design requirements for stormwater/floodplain management systems. The District will finance, own, operate and maintain the stormwater system, with the exception of the inlets and storm sewer systems that may be part of public rights-of-way dedicated to Hernando County.

NOTE: No private earthwork is included in the CIP. Accordingly, the District will not fund any costs for grading of lots or the transportation of any fill to private lots.

Water and Wastewater Utilities:

As part of the CIP, the District intends to construct and/or acquire water and wastewater infrastructure. In particular, the on-site water supply improvements include water mains that will be located within rights-of-way and used for potable water service and fire protection.

Wastewater improvements for the project will include an onsite gravity collection system, offsite and onsite force main and onsite lift stations.

The water distribution and wastewater collection systems for Phase 2 will be constructed and/or acquired by the District and then dedicated to the Hernando County Utilities Department for operation and maintenance. The CIP will only include laterals to the lot lines (i.e., point of connection).

Recreational Amenities:

As part of the overall development, the Developer may privately fund amenity facilities and, upon completion, transfer them to a homeowners’ association for ownership, operation and

maintenance. In such event, the amenities would be considered common elements for the exclusive benefit of the District landowners and are not included as part of the CIP.

Hardscape, Landscape, and Irrigation:

The District will construct and/or install landscaping, irrigation and hardscaping within District common areas (excluding any areas behind gates). The District must meet local design criteria requirements for planting and irrigation design. This project will at a minimum meet those requirements and in most cases will exceed the requirements with enhancements for the benefit of the community.

All such landscaping, irrigation and hardscaping will be owned, maintained and funded by the District. Such infrastructure, to the extent that it is located in rights-of-way owned by Hernando County government will be maintained pursuant to a right-of-way agreement or permit. Any landscaping, irrigation or hardscaping systems behind hard-gated roads, if any, would not be financed by the District and instead would be privately installed and maintained.

Streetlights/ Undergrounding of Electrical Utility Lines

The District intends to lease streetlights through an agreement with Withlacoochee River Electric Cooperative in which the District would fund the streetlights through an annual operations and maintenance assessment. As such, streetlights are not included as part of the CIP.

The CIP does however include the incremental cost of undergrounding of electrical utility lines within right-of-way and utility easements throughout the community. Any lines and transformers located in such areas would be owned by Withlacoochee River Electric Cooperative and not paid for by the District as part of the CIP.

Offsite Roadway Improvements

The District intends to construct a four-lane divided collector roadway from the round-a-bout located on Bay Drive/Chalmer Street, north to Northcliffe Boulevard. This collector roadway, to be known as Explorer Boulevard, will provide connection from the development to the signalized intersection at Northcliffe Boulevard.

Generally, the road will be a 4-lane divided collector roadway. The road will include the roadway asphalt, base, and subgrade, roadway curb and gutter, striping and signage and sidewalks within rights-of-way. The road will be designed in accordance with applicable Hernando County collector road design requirements. The roadway will be dedicated to the Hernando County government for ownership, operation, and maintenance.

Professional Services

The CIP also includes various professional services. These include: (i) engineering, surveying and architectural fees, (ii) permitting and plan review costs, and (iii) development/construction management services fees that are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

NOTE: In the event that impact fee credits are generated from any roadway, utilities or other improvements funded by the District, any such credits, if any, will be the subject of an acquisition agreement between the Developer and the District.

4. PERMITTING/CONSTRUCTION COMMENCEMENT

The status of the applicable permits necessary for Phase 2 is as shown below. All permits and approvals necessary for the development of Phase 2 have been obtained or are reasonably expected to be obtained in due course.

Phase	Agency	Permit & Number	Date Approved/Status
	Hernando County Zoning Approval	H-18-14	9/11/2018
Phase 2	Hernando County Conditional Plat	1487494	6/25/2025
Phase 2	Certificate of Concurrency	COC 24-34	Issued 5/21/2025
Phase 2	Hernando County Construction Plan Approval	1509509	<i>Pending issuance</i>
Phase 2	SWFWMD ERP	43045899.005	2/2/2026
Phase 2	FDEP (Water)	Pending Approval	Pending Approval
Phase 2	FDEP (Wastewater)	Pending Approval	Pending Approval

5. CIP COST ESTIMATE / MAINTENANCE RESPONSIBILITIES

The table below presents a cost estimate for the CIP for Phase 2. It is our professional opinion that the costs set forth below are reasonable and consistent with market pricing.

TABLE 1: PHASE 2 CIP ESTIMATE

Description	Total:
General Conditions/Misc.	\$ 640,000
Earthwork/Clearing	\$ 1,735,000
Roadway Improvements	\$ 1,800,000
Stormwater Management System	\$ 1,456,000
Sanitary Sewer Utilities	\$ 1,095,000
Water Distribution Utilities	\$ 1,087,000
Recreational Amenities	\$ 2,000,000
Hardscape/Landscape/Irrigation	\$ 1,547,000
Streetlights/Undergrounding of Electrical Utility Lines	\$ 325,800
Offsite Roadway Improvements (Explorer Boulevard)	\$ 500,000
Professional Services	\$ 1,068,600
Total:	\$ 13,254,400

- a. The probable costs estimated herein do not include anticipated carrying cost, interest reserves or other anticipated CDD expenditures that may be incurred.

- b. The Developer reserves the right to finance any of the improvements outlined above, and have such improvements owned and maintained by a property owner's or homeowner's association, in which case such items would not be part of the CIP.
- c. The District may enter into an agreement with a third-party, or an applicable property owner's or homeowner's association, to maintain any District-owned improvements, subject to the approval of the District's bond counsel.
- d. Offsite collector roadway improvements will be partially paid out of future bond issues and/or Developer funding. The Explorer Boulevard Collector Road is estimated to cost \$1,500,000.

6. CONCLUSIONS

The CIP will be designed in accordance with current governmental regulations and requirements. The CIP will serve its intended function so long as the construction is in substantial compliance with the plan for design.

It is further our opinion that:

- the estimated cost of the CIP as set forth herein is reasonable based on prices currently being experienced in the jurisdiction in which the District is located, and is not greater than the lesser of the actual cost of construction or the fair market value of such infrastructure;
- All of the improvements comprising the CIP are required by applicable development approvals issued pursuant to Section 380.06, Florida Statutes;
- the CIP is feasible to construct, there are no technical reasons existing at this time that would prevent the implementation of the CIP, and it is reasonable to assume that all necessary regulatory approvals will be obtained in due course; and
- the assessable property within the District will receive a special benefit from the CIP that is at least equal to such costs.

Also, the CIP will constitute a system of improvements that will provide benefits, special and peculiar, to all lands within the District. The general public, property owners, and property outside the District will benefit from the provisions of the District's CIP; however, these are incidental to the District's CIP, which is designed solely to provide special benefits peculiar to property within the District. Special and peculiar benefits accrue to property within the District and enable properties within its boundaries to be developed.

The CIP will be owned by the District or other governmental units and such CIP is intended to be available and will reasonably be available for use by the general public (either by being part of a system of improvements that is available to the general public or is otherwise available to the general public) including nonresidents of the District. All of the CIP is or will be located on lands owned or to be owned by the District or another governmental entity or on perpetual easements in favor of the District or other governmental entity. The CIP, and any cost estimates set forth herein, do not include any earthwork, grading or other improvements on private lots or property. The District will pay the lesser of the cost of the components of the CIP or the fair market value.

Please note that the CIP as presented herein is based on current plans and market conditions which are subject to change. Accordingly, the CIP, as used herein, refers to sufficient public infrastructure of the kinds described herein (i.e., stormwater/floodplain management, sanitary sewer, potable water, etc.) to support the development and sale of the planned residential units in the District, which (subject to true-up determinations) number and type of units may be changed with the development of the site. Stated differently, during development and implementation of the public infrastructure improvements as described for the District, it may be necessary to make modifications and/or deviations for the plans, and the District expressly reserves the right to do so.

- EXHIBIT A: Legal Description of the Somerset Bay Community Development District**
- EXHIBIT B: Legal Sketch of the Somerset Bay Community Development District**
- EXHIBIT C: Phase 2 Legal Description**
- EXHIBIT D: Location Map**
- EXHIBIT E: Aerial Map**
- EXHIBIT F: Site Plan**

EXHIBIT A

LEGAL DESCRIPTION OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

BEGINNING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE NORTH LINE OF SAID SECTION 13 S89°25'25"E, 3004.08 FEET TO THE WEST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 933, PAGE 347 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE CONTINUE S89°25'25"E, 102.28 FEET TO THE EAST RIGHT-OF-WAY LINE OF SAID 100 FOOT WIDE POWER EASEMENT; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE S12°20'03"W, 553.72 FEET; THENCE S12°18'45"W, 773.12 FEET; THENCE CONTINUE S12°18'45"W, 576.44 FEET; THENCE S12°18'00"W, 261.99 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN N89°25'25"W, 745.55 FEET; THENCE S12°18'00"W, 960.04 FEET; THENCE N77°42'00"W, 168.84 FEET; THENCE S10°57'06"W, 584.97 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 49°03'13", A RADIUS OF 1150.00 FEET, AND A CHORD BEARING AND DISTANCE OF S13°34'30"E, 954.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 984.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 44°51'11", A RADIUS OF 270.00 FEET, AND A CHORD BEARING AND DISTANCE OF S67°06'36"W, 206.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 211.36 FEET; THENCE S89°32'11"W, 395.05 FEET TO THE PC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 97°42'33", A RADIUS OF 120.00 FEET, AND A CHORD BEARING AND DISTANCE OF N41°36'32"W, 180.73 FEET; THENCE ALONG THE ARC OF SAID CURVE 204.64 FEET; THENCE N07°14'44"E, 358.49 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 07°37'32", A RADIUS OF 1920.00 FEET, AND A CHORD BEARING AND DISTANCE OF N03°25'58"E, 255.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 255.53 FEET; THENCE N90°00'00"W, 355.65 FEET; THENCE N00°20'06"E, 344.24 FEET; THENCE N89°29'50"W, 665.00 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 13; THENCE ALONG SAID EAST BOUNDARY LINE N00°20'06"E, 3531.29 FEET TO THE POINT OF BEGINNING.

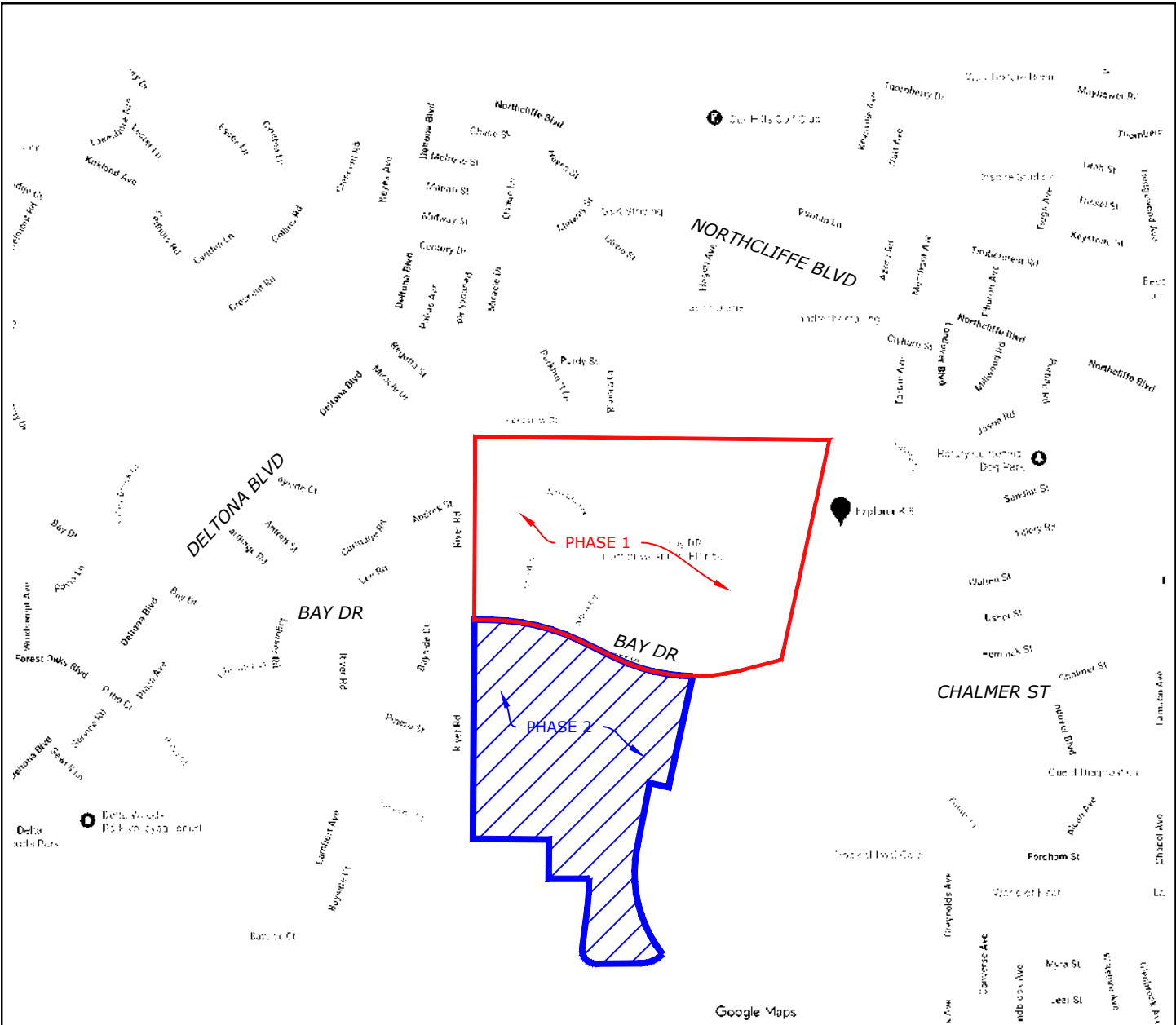
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EXHIBIT C

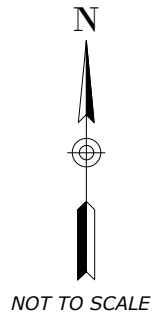
PHASE 2 LEGAL DESCRIPTION

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST, HERNANDO COUNTY, FLORIDA; THENCE ALONG THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 13, RUN S00°20'06"W, 1608.05 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, RUN S89°07'40"E, 153.64 FEET TO THE PC OF A CURVE TO THE RIGHT. SAID CURVE BEING CONCAVE TO THE SOUTH, HAVING A CENTRAL ANGLE OF 24°53'45", A RADIUS OF 1850.00 FEET, AND A CHORD BEARING AND DISTANCE OF S76°40'47"E, 797.55 FEET; THENCE ALONG THE ARC OF SAID CURVE 803.85 FEET; THENCE S64°13'55"E, 350.85 FEET TO THE PC OF A CURVE TO THE LEFT. SAID CURVE BEING CONCAVE TO THE NORTH, HAVING A CENTRAL ANGLE OF 40°23'07", A RADIUS OF 1588.00 FEET, AND A CHORD BEARING AND DISTANCE OF S84°25'28"E, 1096.28 FEET; THENCE ALONG THE ARC OF SAID CURVE 1119.31 FEET; THENCE N75°22'59"E, 369.64 FEET TO THE EAST RIGHT-OF-WAY LINE OF A 100 FOOT WIDE POWER EASEMENT AS DESCRIBED IN OFFICIAL RECORDS BOOK 933, PAGE 347 OF THE PUBLIC RECORDS OF HERNANDO COUNTY, FLORIDA; THENCE ALONG SAID EAST RIGHT-OF-WAY LINE, RUN S12°18'00"W, 191.20 FEET; THENCE LEAVING SAID EAST RIGHT-OF-WAY LINE RUN N89°25'25"W, 745.55 FEET; THENCE S12°18'00"W, 960.04 FEET; THENCE N77°42'00"W, 168.84 FEET; THENCE S10°57'06"W, 584.97 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE EAST HAVING A CENTRAL ANGLE OF 49°03'13", A RADIUS OF 1150.00 FEET, AND A CHORD BEARING AND DISTANCE OF S13°34'30"E, 954.77 FEET; THENCE ALONG THE ARC OF SAID CURVE 984.57 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT BEING CONCAVE TO THE NORTH HAVING A CENTRAL ANGLE OF 44°51'11", A RADIUS OF 270.00 FEET, AND A CHORD BEARING AND DISTANCE OF S67°06'36"W, 206.01 FEET; THENCE ALONG THE ARC OF SAID CURVE 211.36 FEET; THENCE S89°32'11"W, 395.05 FEET TO THE PC OF A CURVE TO THE RIGHT BEING CONCAVE TO THE NORTHEAST HAVING A CENTRAL ANGLE OF 97°42'33", A RADIUS OF 120.00 FEET, AND A CHORD BEARING AND DISTANCE OF N41°36'32"W, 180.73 FEET; THENCE ALONG THE ARC OF SAID CURVE 204.64 FEET; THENCE N07°14'44"E, 358.49 FEET TO THE PC OF A CURVE TO THE LEFT BEING CONCAVE TO THE WEST HAVING A CENTRAL ANGLE OF 07°37'32", A RADIUS OF 1920.00 FEET, AND A CHORD BEARING AND DISTANCE OF N03°25'58"E, 255.34 FEET; THENCE ALONG THE ARC OF SAID CURVE 255.53 FEET; THENCE N90°00'00"W, 355.65 FEET; THENCE N00°20'06"E, 344.24 FEET; THENCE N89°29'50"W, 665.00 FEET TO THE EAST BOUNDARY LINE OF THE WEST 1/2 OF THE WEST 1/2 OF SAID SECTION 13; THENCE ALONG SAID EAST BOUNDARY LINE N00°20'06"E, 1923.24 FEET TO THE POINT OF BEGINNING.

CONTAINING 84.71 ACRES MORE OR LESS.



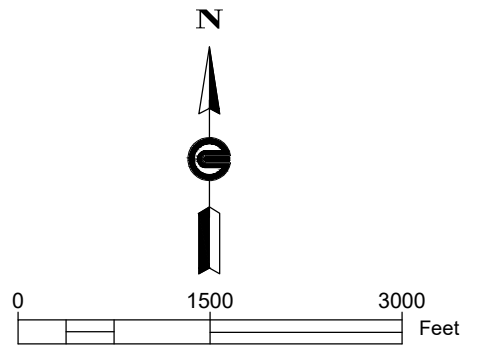
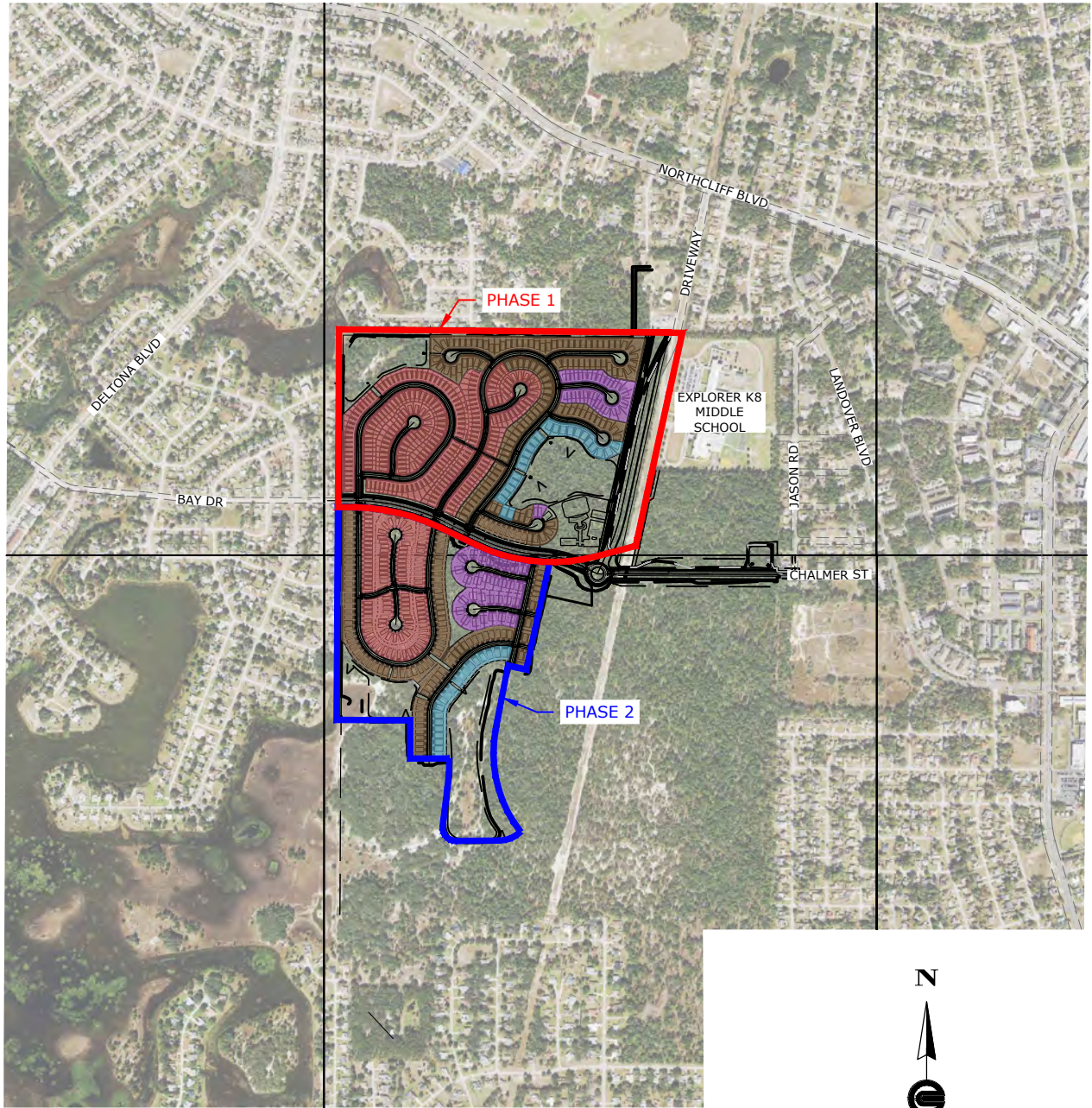
SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA



Coastal Engineering
Planning
Surveying
Environmental
Traffic
Transportation
Construction Management
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

<p>LOCATION MAP</p> <p>SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT</p>	DATE 02/10/26
	22068 D



**SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA**

LEGEND

- SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT BOUNDARY

Coastal
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Construction Management
engineering associates, inc.

966 Candlelight Boulevard - Brooksville - Florida 34601
(352) 796-9423 - Fax (352) 799-8359
EB-0000142

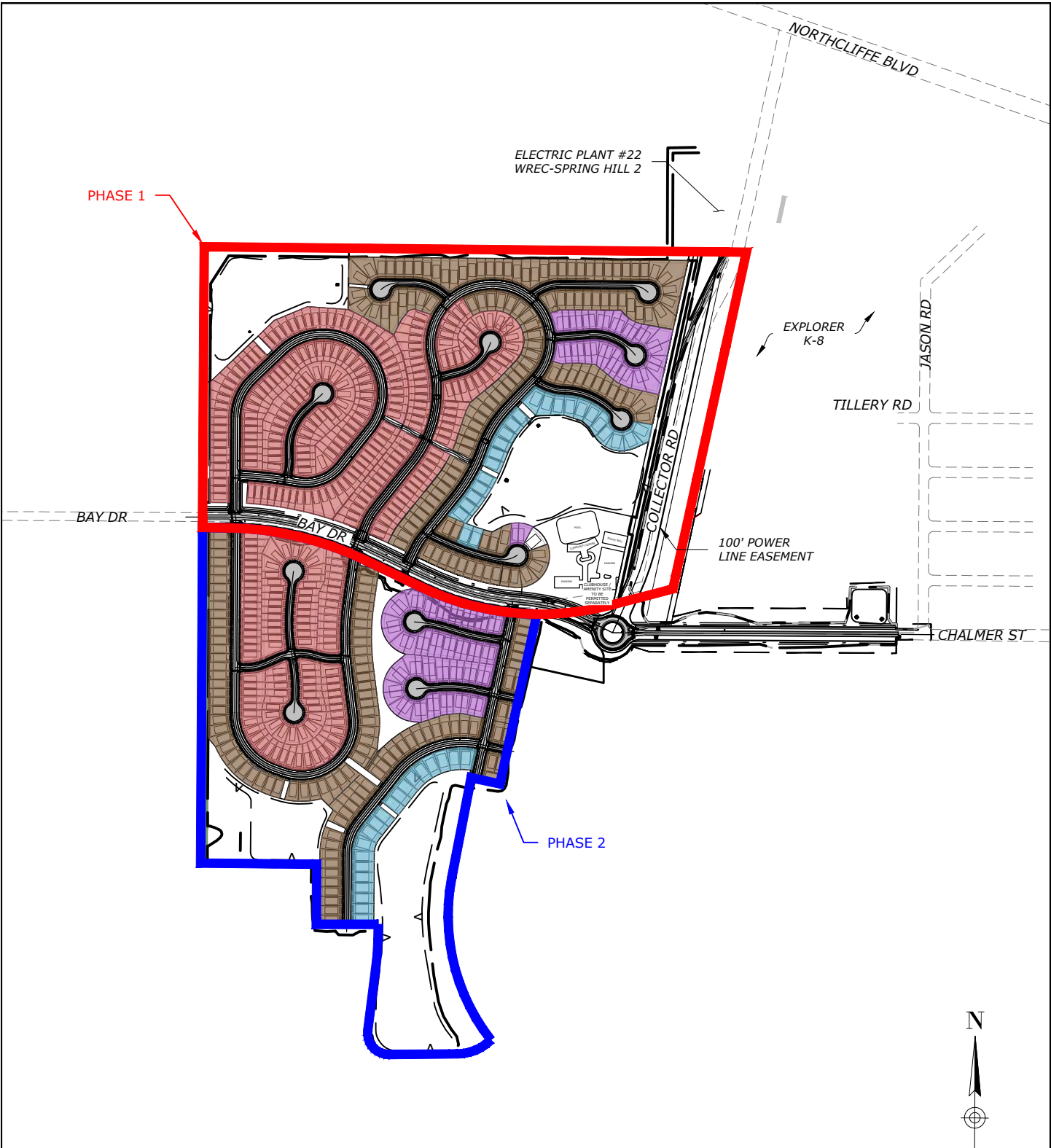
AERIAL MAP

**SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT**

DATE
02/10/26

22068

E



SECTION 13, TOWNSHIP 23 SOUTH, RANGE 17 EAST
HERNANDO COUNTY, FLORIDA

N

 NOT TO SCALE

Coastal
 Engineering
 Planning
 Surveying
 Environmental
 Traffic
 Transportation
 Construction Management
 engineering associates, inc.
 966 Candlelight Boulevard - Brooksville - Florida 34601
 (352) 796-9423 - Fax (352) 799-8359
 EB-0000142

SITE MAP SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT	DATE 02/10/26
	22068 F

Tab 5

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

April 13, 2026 – 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 was held on **April 13, 2026, at 10:30 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
Shane O’Neil	Board Supervisor, Vice-Chairman
Cole Bastyr	Board Supervisor, Assistant Secretary
Lynette Bastyr	Board Supervisor, Assistant Secretary

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
Carrie Allen Webster	District Counsel, Straley Robin Vericker
Candi Cadwell	Representative, Oak Hill Land

Audience	None
----------	-------------

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 10:30 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.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
April 13, 2026 – Minutes of the Regular Meeting

82

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 10:37 a.m., for the Somerset Bay Community Development District.

83

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85

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87

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 6

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

March 1, 2026 Through March 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Coastal Engineering Associates, Inc	100184	00360120	Engineering Services 02/26	\$ 4,317.50
Cole Michael Bastyr	100187	CB030926-583	Board of Supervisors Meeting 03/09/26	\$ 200.00
K Johnson's Lawn & Landscaping, Inc.	100185	35156	Landscape Maintenance 11/25	\$ 7,000.00
K Johnson's Lawn & Landscaping, Inc.	100185	35168	Landscape Maintenance 12/25	\$ 7,000.00
K Johnson's Lawn & Landscaping, Inc.	100185	35183	Landscape Maintenance 01/26	\$ 7,000.00
K Johnson's Lawn & Landscaping, Inc.	100185	35196	Landscape Maintenance 02/26	\$ 7,000.00
Lynette Wagner Bastyr	100188	LB030926-583	Board of Supervisors Meeting 03/09/26	\$ 200.00
Rizzetta & Company, Inc.	100183	INV0000107489	District Management Fees 03/26	\$ 5,045.67
Ronald Bastyr	100189	RB030926-583	Board of Supervisors Meeting 03/09/26	\$ 200.00
Straley Robin Vericker	100186	28021	Legal Services 02/26	\$ 808.50
Withlacoochee River Electric Cooperative, Inc.	20260317-1	2348239-021926 ACH	Electric Services 02/26	<u>\$ 1,699.40</u>
Report Total				<u>\$ 40,471.07</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 00360120
 Date 02/27/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Principal Engineer				
	02/02/2026	2.00	235.00	470.00
<i>2nd supplemental engineer's report</i>				
	02/09/2026	3.00	235.00	705.00
<i>Phase 2 expansion report</i>				
	02/10/2026	2.00	235.00	470.00
<i>Phase 2 Expansion area Engineer's Report</i>				
	02/11/2026	1.00	235.00	235.00
<i>report finalization; sending to CDD team</i>				
	02/17/2026	2.00	235.00	470.00
<i>Phase 2 expansion area supplemental engineers report preparation</i>				
	02/18/2026	1.00	235.00	235.00
<i>review of capital revenue bond and phase 2 assessment paperwork</i>				
	02/23/2026	0.50	235.00	117.50
<i>Phase 2 Supplemental Engineer's report revisions</i>				
	02/24/2026	1.50	235.00	352.50
<i>report review to include original phase 1 boundary and explorer boulevard</i>				
	Subtotal	13.00		3,055.00
Senior Construction Manager/Inspector				
	02/11/2026	1.00	125.00	125.00
<i>research ph 2 cdd eopc for preparation, review w brian and ford</i>				
Designer				
	02/03/2026	3.00	100.00	300.00
<i>CDD EXHIBITS FOR BRIAN</i>				
	02/09/2026	1.00	100.00	100.00
<i>CDD exhibit for Brian + redlines</i>				
	02/10/2026	3.00	100.00	300.00
<i>CDD exhibit for Brian + redlines</i>				
	Subtotal	7.00		700.00
Senior Land Surveyor				
	02/09/2026	2.50	175.00	437.50
<i>sketch for phase-2 only & for ph-1 & ph-2 together</i>				

Phase subtotal 4,317.50

Invoice total **4,317.50**

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	11,970.00	16,287.50	4,317.50	-16,287.50
Total	0.00	11,970.00	16,287.50	4,317.50	-16,287.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00359981	01/30/2026	450.00	450.00				
00360120	02/27/2026	4,317.50	4,317.50				
	Total	4,767.50	4,767.50	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

Somerset Bay CDD

Meeting Date: March 9, 2026

SUPERVISOR PAY REQUEST

<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:	9:40
Meeting End Time:	9:50
Total Meeting Time:	:10

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: Neem Giff

INVOICE

**K. Johnson's Lawn &
Landscaping, Inc**
13620 Vernon Dairy Rd
Spring Hill, FL 34610

KJLAWN@GMAIL.COM
+1 (813) 917-9262



Bill to
Somerset Bay
C/O RIZZETTA & CO.

Ship to
Somerset Bay
C/O RIZZETTA & CO.

Invoice details

Service Month: November

Invoice no.: 35156
Invoice date: 11/30/2025

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Somerset Bay - RIZZETTA	Somerset Bay	1	\$7,000.00	\$7,000.00
					Total	\$7,000.00

INVOICE

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Spring Hill, FL 34610

KJLAWN@GMAIL.COM
+1 (813) 917-9262



Bill to
Somerset Bay
C/O RIZZETTA & CO.

Ship to
Somerset Bay
C/O RIZZETTA & CO.

Invoice details

Service Month: December

Invoice no.: 35168
Invoice date: 12/31/2025

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Somerset Bay - RIZZETTA	Somerset Bay	1	\$7,000.00	\$7,000.00
					Total	\$7,000.00

INVOICE

K. Johnson's Lawn &
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13620 Vernon Dairy Rd
Spring Hill, FL 34610

KJLAWN@GMAIL.COM
+1 (813) 917-9262



Bill to
Somerset Bay
C/O RIZZETTA & CO.

Ship to
Somerset Bay
C/O RIZZETTA & CO.

Invoice details

Service Month: January

Invoice no.: 35183
Invoice date: 01/31/2026

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Somerset Bay - RIZZETTA	Somerset Bay	1	\$7,000.00	\$7,000.00
					Total	\$7,000.00

INVOICE

K. Johnson's Lawn &
Landscaping, Inc
13620 Vernon Dairy Rd
Spring Hill, FL 34610

KJLAWN@GMAIL.COM
+1 (813) 917-9262



Bill to
Somerset Bay
C/O RIZZETTA & CO.

Ship to
Somerset Bay
C/O RIZZETTA & CO.

Invoice details

Service Month: February

Invoice no.: 35196
Invoice date: 02/28/2026

#	Service Date	Product/service	Description	Qty	Rate	Amount
1.		Somerset Bay - RIZZETTA	Somerset Bay	1	\$7,000.00	\$7,000.00
					Total	\$7,000.00

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

Invoice

Date	Invoice #
3/2/2026	INV0000107489

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	\$1,799.58	\$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

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

March 18, 2026

Client: 001562

Matter: 000001

Invoice #: 28021

Page: 1

RE: General

For Professional Services Rendered Through February 28, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
2/3/2026	JMV	REVIEW EMAIL FROM R. QUIROZ; REVIEW CDD FINANCIAL STATEMENTS.	0.3	\$121.50
2/4/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH J. COOPER.	0.3	\$121.50
2/5/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
2/6/2026	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE LEGAL NOTICES.	0.8	\$324.00
2/9/2026	MS	CONFERENCE WITH J. VERICKER RE STATUS OF CONVEYANCE OF COMMON AREA TRACTS TO THE DISTRICT.	0.2	\$39.00
Total Professional Services			2.1	\$808.50

March 18, 2026
Client: 001562
Matter: 000001
Invoice #: 28021

Page: 2

Total Services	\$808.50	
Total Disbursements	\$0.00	
Total Current Charges		\$808.50
Previous Balance		\$3,687.00
Less Payments		(\$3,687.00)
PAY THIS AMOUNT		\$808.50

Please Include Invoice Number on all Correspondence

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

Bill Date **02/19/2026**
 Amount Due **1,699.40**
 Current Charges Due **03/16/2026**

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	To			Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				

Comparative Usage Information		
Average kWh		
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.



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.

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

PAID
FEB 23 2026

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

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

See Reverse Side For Mailing Instructions

Bill Date: 02/19/2026

Use above space for address change ONLY.

District: WH14



9 26 2348239 WH14
 9 - 3308
 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	03/16/2026
TOTAL CHARGES DUE	1,699.40
Total Charges Due After Due Date	1,724.89