



Rizzetta & Company

Somerset Bay Community Development District

Board of Supervisors' Regular Meeting June 11, 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

June 3, 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 **Thursday, June 11, 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
- 4. BUSINESS ITEM**
 - A. Consideration of Resolution 2026-05; Revised Meeting Schedule..... Tab 2
 - A. Presentation of FY 2026-2027 Proposed Budget..... Tab 3
 - i. Consideration of Resolution 2026-06; Approving FY 2026-2027 Proposed Budget & Setting Public Hearing.... Tab 4
 - B. Consideration of Resolution 2026-07; Setting Landowners' Meeting and Election Tab 5
 - C. Consideration of Resolution 2026-08; Re-designating Officers of the District..... Tab 6
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on May 18, 2026..... Tab 7
 - B. Ratification of Operation & Maintenance Expenditures for April 2026 Tab 8
- 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:**
July 9th, 2026 @
9:30am

June 11

**District
Manager's
Report**

2026

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FINANCIAL SUMMARY

4/30/2026

General Fund Cash Balance	\$62,669
Capital Project Fund	\$10,093,553
Debt Service Fund	\$5,510,645
Total Government Fund	\$15,666,867

General Fund Expense Variance: \$28,760 **Over Budget**

Tab 2

RESOLUTION 2026-05

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

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

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is statutorily authorized to exercise the powers granted to the District; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

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

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

1. **Adoption of Meeting Schedule.** The Meeting Schedule attached hereto as **Exhibit A** and incorporated herein by reference is hereby approved and adopted.
2. **Publication and Filing of Meeting Schedule.** The District Manager is hereby directed to publish and file the Meeting Schedule in accordance with the requirements of Florida law.
3. **Effective Date.** This Resolution shall become effective immediately upon its adoption by the Board.

PASSED AND ADOPTED THE 11TH DAY OF JUNE 2026.

ATTEST:

**SOMERSET BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

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

EXHIBIT A
Notice of Revised Meeting Schedule
Somerset Bay Community Development

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the regular meetings for the months of June, July and August of the Board of Supervisors of the Somerset Bay Community Development District have been re-scheduled to be held at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601, as follows:

June 11, 2026
July 9, 2026
August 13, 2026

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

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

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

Tab 3



Rizzetta & Company

Somerset Bay Community Development District

Somerserbaycdd.org

**Proposed Budget
for Fiscal Year
2026-2027**

Presented by: Rizzetta & Company, Inc.

**5844 Old Pasco Road, Ste #100
Wesley Chapel, FL 33544
Phone: 813-994-1001**

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Proposed Budget
Somerset Bay Community Development District
 General Fund
 Fiscal Year 2026/2027

Prior Actuals

Comments

Chart of Accounts Classification		Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026	Actual FY 22/23	Actual FY 23/24	
1										
2	ASSESSMENT REVENUES									
3										
4	<i>Special Assessments</i>									
5	Tax Roll*	\$ -	\$ -	\$ -	\$ -	\$ 138,894	\$ 138,894	\$ -	\$ -	
6	Off Roll*	\$ 133,480.00	\$ 228,823	\$ 133,480.00	\$ 95,343	\$ -	\$ (133,480)	\$ -	\$ -	
7										
8	Assessment Revenue Subtotal	\$ 133,480	\$ 228,823	\$ 133,480	\$ 95,343	\$ 138,894	\$ 5,414	\$ -	\$ -	
9										
10	OTHER REVENUES									
11	Interest Earnings	174								
12	<i>Contributions & Donations from Private Sources</i>									
13	Developer Contributions	\$ 41,538	\$ 71,208	\$ 26,520	\$ 44,688	\$ 136,044	\$ 109,524	\$ -	\$ -	
14										
15	Other Revenue Subtotal	\$ 41,712	\$ 71,208	\$ 26,520	\$ 44,688	\$ 136,044	\$ 109,524	\$ -	\$ -	
16										
17	TOTAL REVENUES	\$ 175,192	\$ 300,031	\$ 160,000	\$ 140,031	\$ 274,938	\$ 114,938	\$ -	\$ -	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.									
19										
20	EXPENDITURES - ADMINISTRATIVE									
21										
22	<i>Legislative</i>									
23	Supervisor Fees	\$ 2,600	\$ 4,457	\$ 12,000	\$ 7,543	\$ 12,000	\$ -	\$ -	\$ -	
24	<i>Financial & Administrative</i>									
25	Accounting Services	\$ 12,597	\$ 21,595	\$ 21,595	\$ 0	\$ 22,243	\$ 648	\$ -	\$ -	Increase in costs for 26/27
26	Administrative Services	\$ 2,755	\$ 4,723	\$ 4,724	\$ 1	\$ 4,866	\$ 142	\$ -	\$ -	Increase in costs for 26/27
27	Arbitrage Rebate Calculation	\$ 400	\$ 400	\$ 500	\$ 100	\$ 500	\$ -	\$ -	\$ -	Cost of living
28	Assessment Roll	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
29	Auditing Services	\$ -	\$ -	\$ 3,335	\$ 3,335	\$ 3,335	\$ -	\$ -	\$ -	Berger Toombs contract - verified 3/19/24 JM

Proposed Budget
Somerset Bay Community Development District
 General Fund
 Fiscal Year 2026/2027

Prior Actuals

Comments

	Chart of Accounts Classification	Actual YTD through 04/30/26	Projected Annual Totals 2025/2026	Annual Budget for 2025/2026	Projected Budget variance for 2025/2026	Budget for 2026/2027	Budget Increase (Decrease) vs 2025/2026
59							
60	EXCESS OF REVENUES OVER EXPENDITURES	\$ 51,314	\$ 96,347	\$ -	\$ 96,347	\$ -	\$ 109,000
61							

Actual FY 22/23	Actual FY 23/24
\$ -	\$ -

Somerset Bay Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2024	Series 2026	Budget for 2026/2027
REVENUES			
Special Assessments			
Net Special Assessments ⁽¹⁾	\$728,178.15	\$803,379.28	\$1,531,557.43
TOTAL REVENUES	\$728,178.15	\$803,379.28	\$1,531,557.43
EXPENDITURES			
Administrative			
Debt Service Obligation	\$728,178.15	\$803,379.28	\$1,531,557.43
Administrative Subtotal	\$728,178.15	\$803,379.28	\$1,531,557.43
TOTAL EXPENDITURES	\$728,178.15	\$803,379.28	\$1,531,557.43
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,629,316.41

Notes:

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

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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$138,894.40	2025/2026 O&M Budget:	\$133,480.00
Collection Costs:	2%	\$2,955.20	2026/2027 O&M Budget:	\$138,894.40
Early Payment Discounts:	4%	\$5,910.40		
2026/2027 Total:		\$147,760.00	Total Difference:	\$5,414.40

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Phase 1A ⁽¹⁾					
Villa	Series 2024 Debt Service	\$2,100.93	\$2,100.93	\$0.00	0.00%
	Operations & Maintenance	\$600.00	\$600.00	\$0.00	0.00%
	Total	\$2,700.93	\$2,700.93	\$0.00	0.00%
Single Family 40' (Partial)	Series 2024 Debt Service	\$2,240.99	\$1,212.77	-\$1,028.22	-45.88%
	Operations & Maintenance	\$640.00	\$640.00	\$0.00	0.00%
	Total	\$2,880.99	\$1,852.77	-\$1,028.22	-35.69%
Single Family 50'	Series 2024 Debt Service	\$2,801.24	\$2,801.24	\$0.00	0.00%
	Operations & Maintenance	\$800.00	\$800.00	\$0.00	0.00%
	Total	\$3,601.24	\$3,601.24	\$0.00	0.00%
Single Family 50' (Partial)	Series 2024 Debt Service	\$2,801.24	\$1,515.96	-\$1,285.28	-45.88%
	Operations & Maintenance	\$800.00	\$800.00	\$0.00	0.00%
	Total	\$3,601.24	\$2,315.96	-\$1,285.28	-35.69%
Single Family 60'	Series 2024 Debt Service	\$3,361.49	\$3,361.49	\$0.00	0.00%
	Operations & Maintenance	\$960.00	\$960.00	\$0.00	0.00%
	Total	\$4,321.49	\$4,321.49	\$0.00	0.00%
Single Family 60' (Partial)	Series 2024 Debt Service	\$3,361.49	\$1,819.15	-\$1,542.34	-45.88%
	Operations & Maintenance	\$960.00	\$960.00	\$0.00	0.00%
	Total	\$4,321.49	\$2,779.15	-\$1,542.34	-35.69%
Phase 1B ⁽²⁾					
Villa	Series 2024 Debt Service	\$2,100.93	\$2,100.93	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$2,100.93	\$2,100.93	\$0.00	0.00%
Single Family 40'	Series 2024 Debt Service	\$2,240.99	\$2,240.99	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$2,240.99	\$2,240.99	\$0.00	0.00%
Single Family 50'	Series 2024 Debt Service	\$2,801.24	\$2,801.24	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$2,801.24	\$2,801.24	\$0.00	0.00%
Single Family 60'	Series 2024 Debt Service	\$3,361.49	\$3,361.49	\$0.00	0.00%
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$3,361.49	\$3,361.49	\$0.00	0.00%
Phases 2A & 2B ⁽²⁾⁽³⁾					
Villa	Series 2026 Debt Service	\$0.00	\$2,454.03	\$2,454.03	N/A
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$0.00	\$2,454.03	\$2,454.03	N/A
Single Family 40'	Series 2026 Debt Service	\$0.00	\$2,617.64	\$2,617.64	N/A
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$0.00	\$2,617.64	\$2,617.64	N/A
Single Family 50'	Series 2026 Debt Service	\$0.00	\$3,272.05	\$3,272.05	N/A
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$0.00	\$3,272.05	\$3,272.05	N/A
Single Family 60'	Series 2026 Debt Service	\$0.00	\$3,926.45	\$3,926.45	N/A
	Operations & Maintenance	\$0.00	\$0.00	\$0.00	N/A
	Total	\$0.00	\$3,926.45	\$3,926.45	N/A

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

2026/2027 O&M Budget:		\$138,894.40	2025/2026 O&M Budget:	\$133,480.00
Collection Costs:	2%	\$2,955.20	2026/2027 O&M Budget:	\$138,894.40
Early Payment Discounts:	4%	\$5,910.40		
2026/2027 Total:		\$147,760.00	Total Difference:	\$5,414.40

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%

⁽¹⁾ O&M assessments are levied on platted lots to be included on the 2026 tax roll and based on target assessment levels provided by the Developer.
⁽²⁾ There will be a developer funding agreement in lieu of levied O&M assessments for lots not on tax roll.
⁽³⁾ Series 2026 bonds were issued in April 2026. Series 2026 Assessments will be levied beginning FY 2026-2027.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026/2027 O&M AND DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$138,894.40
COLLECTION COSTS @	2%	\$2,955.20
EARLY PAYMENT DISCOUNT @	4%	\$5,910.40
TOTAL O&M ASSESSMENT		\$147,760.00

UNITS ASSESSED				ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT			
LOT SIZE	O&M	SERIES 2024 DEBT SERVICE ⁽¹⁾	SERIES 2026 DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M	SERIES 2024 DEBT SERVICE ⁽²⁾	SERIES 2026 DEBT SERVICE ⁽²⁾	TOTAL
ASSESSMENT AREA 1:											
<i>Phase 1A</i>											
Villa	2	2	0	0.75	1.50	0.81%	\$1,200.00	\$600.00	\$2,100.93	\$0.00	\$2,700.93
Single Family 40' (Partial)	184	179	0	0.80	147.20	79.70%	\$117,760.00	\$640.00	\$1,212.77	\$0.00	\$1,852.77
Single Family 50'	7	7	0	1.00	7.00	3.79%	\$5,600.00	\$800.00	\$2,801.24	\$0.00	\$3,601.24
Single Family 50' (Partial)	17	17	0	1.00	17.00	9.20%	\$13,600.00	\$800.00	\$1,515.96	\$0.00	\$2,315.96
Single Family 60'	1	1	0	1.20	1.20	0.65%	\$960.00	\$960.00	\$3,361.49	\$0.00	\$4,321.49
Single Family 60' (Partial)	9	9	0	1.20	10.80	5.85%	\$8,640.00	\$960.00	\$1,819.15	\$0.00	\$2,779.15
<i>Phase 1B ⁽³⁾</i>											
Villa	32	32	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$2,100.93	\$0.00	\$2,100.93
Single Family 40'	41	41	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$2,240.99	\$0.00	\$2,240.99
Single Family 50'	101	101	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$2,801.24	\$0.00	\$2,801.24
Single Family 60'	15	15	0	0.00	0.00	0.00%	\$0.00	\$0.00	\$3,361.49	\$0.00	\$3,361.49
ASSESSMENT AREA 2:											
<i>Phases 2A & 2B ⁽³⁾</i>											
Villa	60	0	60	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$2,454.03	\$2,454.03
Single Family 40'	109	0	109	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$2,617.64	\$2,617.64
Single Family 50'	105	0	105	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$3,272.05	\$3,272.05
Single Family 60'	20	0	20	0.00	0.00	0.00%	\$0.00	\$0.00	\$0.00	\$3,926.45	\$3,926.45
Total	703	404	294		184.70	100.00%	\$147,760.00				

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

(\$8,865.60)

Net Revenue to be Collected:

\$138,894.40

⁽¹⁾ Reflects the number of total lots expected to be absorbed by the Series 2024 and Series 2026 bonds.

⁽²⁾ Annual debt service assessment in connection with the Series 2024 and Series 2026 bond issues including Hernando County collection costs and early payment discounts.

⁽³⁾ There will be a developer funding agreement in lieu of levied O&M assessments for the parcels not on the 2026 tax roll.

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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

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



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EXPENDITURES – ADMINISTRATIVE:

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

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

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

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

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

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

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

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

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



EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 4

RESOLUTION 2026-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2026/2027; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Somerset Bay Community Development District (“**District**”) prior to June 15, 2026 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2026 and ending September 30, 2027 (“**Proposed Budget**”); and

WHEREAS, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

- 1. Proposed Budget Approved.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.
- 2. Setting a Public Hearing.** The public hearing on said Proposed Budget is hereby declared and set for Thursday, August 13, 2026, at 9:30 a.m. at The offices of Coastal Engineering Associates, Inc. located at 966 Candlelight Blvd., Brooksville, Florida 34601.
- 3. Transmittal of Proposed Budget to Local General Purpose Government.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hernando County at least 60 days prior to the hearing set above.
- 4. Posting of Proposed Budget.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.
- 5. Publication of Notice.** Notice of this public hearing shall be published in the manner prescribed by Florida law.
- 6. Effective Date.** This Resolution shall take effect immediately upon adoption.

Passed and Adopted on June 11, 2026.

Attest:

**Somerset Bay Community
Development District**

Print Name: _____
Secretary/Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2026/2027

Tab 5

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS’ MEETING FOR THE PURPOSE OF ELECTING 3 MEMBERS OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on October 13, 2021, by Ordinance No. 2021-20 of the Hernando County Board of County Commissioners;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) previously amended the terms of office for Board seats to align with the general elections held in November during even years;

WHEREAS, the terms for Board Seats **3, 4 and 5** are set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing 3 members of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners’ meeting to elect 3 members of the Board, to Board Seats **3, 4 and 5**, will be held on November 9, 2026, at 9:30 a.m. at the Offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601.

Section 2. The District’s Secretary is hereby directed to publish notice of this landowners’ meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners’ meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager’s office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on June 11, 2026.

Attest:

Somerset Bay Community Development District

Print Name: _____
Secretary/ Assistant Secretary

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

**Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Somerset Bay Community Development District**

Notice is hereby given to the public and all landowners within the Somerset Bay Community Development District (the "**District**"), comprised of approximately 210.30 acres in Hernando County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: November 9, 2026

Time: 9:30 a.m.

Place: The Offices of Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, Florida 34601

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 994-1001, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such 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.

Jillian Minichino, District Manager

Run Date(s): October _____ and __, 2026

**Instructions Relating to Landowners' Meeting
of the Somerset Bay Community Development District
for the Election of Members of the Board of Supervisors**

Date: November 9, 2026
Time: 9:30 a.m.
Location: The Offices of Coastal Engineering Associates, Inc.
966 Candlelight Blvd.
Brooksville, Florida 34601

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, 3 seats on the Board will be up for election by landowners. The 2 candidates receiving the highest number of votes will receive a 4-year term and the 1 candidate receiving the next highest number of votes will receive a 2-year term. The term of office for each successful candidate shall commence upon election.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Landowner Proxy

Somerset Bay Community Development District Landowners' Meeting – November 9, 2026

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Somerset Bay Community Development District to be held at the Offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601, on November 9, 2026, at 9:30 a.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner Signature of Legal Owner Date

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Official Ballot for Landowners

Somerset Bay Community Development District Landowners' Meeting – November 9, 2026 (Election of 3 Supervisors)

The undersigned certifies that he/she/it is a fee simple owner of land located within the _____ Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 1	_____	_____
Seat 3	_____	_____
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Official Ballot for Proxy Holders

Somerset Bay Community Development District

Landowners' Meeting – November 9, 2026

(Election of 3 Supervisors)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Somerset Bay Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies _____

Total Number of Un-platted Acreage _____

Total Number of Platted Lots _____

Total Number of Authorized Votes _____

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

	Name of Candidate	Number of Votes
Seat _____	_____	_____
Seat _____	_____	_____
Seat _____	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Tab 6

RESOLUTION 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE

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

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

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

- Section 1. Ron Bastyr is appointed Chairman.
- Section 2. Shane O'Neil is appointed Vice Chairman.
- Section 3. Cole Bastyr is appointed Assistant Secretary.
- Lynette Bastyr is appointed Assistant Secretary.
- Cheri O'Neil is appointed Assistant Secretary.
- Wesley Elias is appointed Assistant Secretary.
- Darryl Adams is appointed Assistant Secretary.
- Scott Brizendine is appointed Secretary
- Susan Garcia is appointed Assistant Treasurer.
- Scott Brizendine is appointed Treasurer.
- Section 4. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 11TH DAY OF JUNE 2026.

**SOMERSET BAY COMMUNITY
DEVELOPMENT DISTRICT**

CHAIR/VICE CHAIR

ATTEST:

SECRETARY/ASST. SECRETARY

Tab 7

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 **May 18, 2026, at 10: 19 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

Also present were:

Sean Craft	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via call)
Candi Cadwell	Representative, Oak Hill Land, LLC

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

FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 10:19 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

76 **SIXTH ORDER OF BUSINESS**

**Ratification of Operation and
Maintenance Expenditures for
March 2026**

77
78
79

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for March 2026 (\$40,471.07) for the Somerset Bay Community Development District.

80
81

82 **SEVENTH ORDER OF BUSINESS**

Supervisor Requests

83
84

85 There were no Supervisor Requests at this time.

86
87

88 **EIGHTH ORDER OF BUSINESS**

Adjournment

89

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 10:23 a.m., for the Somerset Bay Community Development District.

90
91

92 _____
93 Secretary/Assistant Secretary

92 _____
93 Chairperson/Vice Chairperson

94

Tab 8

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

April 1, 2026 Through April 30, 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	100191	00360326	Engineering Services 03/26	\$ 235.00
Cole Michael Bastyr	100194	CB041326-583	Board of Supervisors Meeting 04/13/26	\$ 200.00
Egis Insurance Advisors, LLC	100193	32071	Bond Renewal - Utility 04/26	\$ 1,374.00
K Johnson's Lawn & Landscaping, Inc.	100192	35209	Landscape Maintenance 03/26	\$ 7,000.00
Lynette Wagner Bastyr	100195	LB041326-583	Board of Supervisors Meeting 04/13/26	\$ 200.00
Rizzetta & Company, Inc.	100190	INV0000108084	District Management Fees 04/26	\$ 5,645.67
Ronald Bastyr	100196	RB041326-583	Board of Supervisors Meeting 04/13/26	\$ 200.00
Shane O'Neil	100197	SO041326-583	Board of Supervisors Meeting 04/13/26	\$ 200.00
Straley Robin Vericker	100198	28245	Legal Services 03/26	\$ 1,444.50
Withlacoochee River Electric Cooperative, Inc.	20260414-1	2348239-032326 ACH	Electric Services 03/26	\$ 1,699.40
Withlacoochee River Electric Cooperative, Inc.	20260414-1	2393793-032326 ACH	Electric Services 03/26	<u>\$ 123.44</u>
Report Total				<u>\$ 18,322.01</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 00360326
 Date 03/31/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Principal Engineer				
	03/04/2026	1.00	235.00	235.00
<i>Supplemental Engineer's report revision per legal review</i>				

Invoice total **235.00**

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	16,287.50	16,522.50	235.00	-16,522.50
Total	0.00	16,287.50	16,522.50	235.00	-16,522.50

TERMS: DUE UPON RECEIPT

Somerset Bay CDD

Meeting Date: April 13, 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 checked="" type="checkbox"/>
Cheri O'Neil	<input type="checkbox"/>
Cole Bastyr	<input checked="" type="checkbox"/>
Lynette Bastyr	<input checked="" type="checkbox"/>

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:30
Meeting End Time:	12:37
Total Meeting Time:	2:07

Time Over _____ (?) Hours:

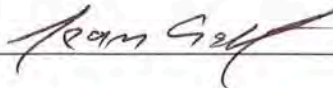
Total at \$175 per Hour:

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: _____



INVOICE



Customer	Somerset Bay Community Development District
Acct #	1154
Date	04/09/2026
Customer Service	Dionna Humphery
Page	1 of 1

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

Payment Information	
Invoice Summary	\$ 1,374.00
Payment Amount	
Payment for:	Invoice#32071
F342563	

Thank You

Please detach and return with payment



Customer: Somerset Bay Community Development District

Invoice	Effective	Transaction	Description	Amount
32071	04/28/2026	Renew policy	Policy #F342563 04/28/2026-04/28/2027 DBL Surety, LLC WREC Utility BOnd - Renew policy Due Date: 4/9/2026	1,374.00

Please Remit Payment To:
 Egis Insurance and Risk Advisors
 P.O. Box 748555

Total
\$ 1,374.00

Thank You

Remit Payment To: Egis Insurance Advisors P.O. Box 748555 Atlanta, GA 30374-8555	(321)233-9939	Date
	accounting@egisadvisors.com	04/09/2026

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

Invoice no.: 35209
Invoice date: 03/31/2026

Service Month: March

#	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**

Ways to pay

BANK

[View and pay](#)

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

Invoice

Date	Invoice #
4/2/2026	INV0000108084

Bill To:

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

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

Description	Qty	Rate	Amount
Accounting Services	1.00	\$1,799.58	\$1,799.58
Administrative Services	1.00	\$393.67	\$393.67
Dissemination Services	1.00	\$416.67	\$416.67
Bond Amortization Schedules	1.00	\$600.00	\$600.00
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			\$5,645.67
Total			\$5,645.67

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

April 17, 2026

Client: 001562

Matter: 000001

Invoice #: 28245

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
3/6/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.4	\$162.00
3/9/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
3/17/2026	MS	DRAFT RESOLUTION SETTING LANDOWNER ELECTION AND SAMPLE PUBLICATION AD, INSTRUCTIONS, PROXY, AND BALLOT.	1.7	\$331.50
3/19/2026	JMV	REVIEW EMAIL FROM S. CRAFT; PREPARE WEBSITE MEMO.	0.7	\$283.50
3/19/2026	LC	RESEARCH RE WEBSITE REQUIREMENTS FOR THE DISTRICT; PREPARE MEMORANDUM RE SAME.	0.6	\$117.00
3/23/2026	MS	REVIEW MEETING INFORMATION FOR APPROVING BUDGET FOR FY 26-27; PREPARE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING.	1.0	\$195.00
3/31/2026	CAW	REVIEW EXISTING PLATS AND DEEDS TO CONFIRM TRACTS THAT NEED TO BE TRANSFERRED TO THE DISTRICT.	0.3	\$112.50
Total Professional Services			5.3	\$1,444.50

April 17, 2026
Client: 001562
Matter: 000001
Invoice #: 28245

Page: 2

Total Services	\$1,444.50	
Total Disbursements	\$0.00	
Total Current Charges		\$1,444.50
Previous Balance		\$808.50
Less Payments		(\$808.50)
PAY THIS AMOUNT		\$1,444.50

Please Include Invoice Number on all Correspondence

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

Bill Date **03/23/2026**
Amount Due **1,699.40**
Current Charges Due **04/17/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

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.

*** ATTENTION *** Plan to attend WREC's 79th Annual Meeting on Wednesday, April 22, 2026. Registration: 4:30 p.m. to 6:15 p.m. The Bar Code above will be used for registration. Present the top portion of your bill along with photo ID to register. See the enclosed Newsletter for additional information.

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

MAR 27 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



Current Charges Due Date	04/17/2026
TOTAL CHARGES DUE	1,699.40
Total Charges Due After Due Date	1,724.89

Account Number **2393793** Cycle **14**
 Meter Number 90091622
 Customer Number 20197118
 Customer Name **SOMERSET BAY CDD**

Bill Date **03/23/2026**
 Amount Due **123.44**
 Current Charges Due **04/17/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address 9565 BAY DR
 Service Description WELL
 Service Classification General Service Non-Demand

From		To		Multiplier	Dem. Reading	KW Demand	kWh Used
Date	Reading	Date	Reading				
02/11		03/16	708				708

Comparative Usage Information		
Average kWh		
Period	Days	Per Day
Mar 2026	33	21
Feb 2026	0	0

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 0.00
 Payment 0.00
 Balance Forward 0.00

MAR 27 2026

Customer Charge 39.16
 Energy Charge 708 KWH @ 0.06090 43.12
 Fuel Adjustment 708 KWH @ 0.04200 29.74
 FL Gross Receipts Tax 2.87
 State Tax 7.98
 Hernando County Tax 0.57

Total Current Charges 123.44
 Total Due Please Pay 123.44



2 0 1 9 7 1 1 8

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Current Charges Due Date	04/17/2026
TOTAL CHARGES DUE	123.44
Total Charges Due After Due Date	128.44