



Rizzetta & Company

Somerset Bay Community Development District

Board of Supervisors' Regular Meeting July 9, 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	Wesley Elias	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, & Vericker
District Engineer	Cliff Manuel	Coastal Engineering Associates, Inc.

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

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

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

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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

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

July 1, 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, July 9, 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 (Under Separate Cover)
 - ii. Presentation of 2nd Quarter Website Compliance Report.. Tab 1
- 4. BUSINESS ITEM**
 - A. Ratification of Resolution 2026-06; Approving
FY 2026-2027 Proposed Budget & Setting Public Hearing.... Tab 2
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors
Regular Meeting held on June 11, 2026..... Tab 3
 - B. Ratification of Operation & Maintenance Expenditures
for May 2026 Tab 4
 - C. Ratification of Construction Requisition CR2 S2026 Tab 5
- 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 contact me at WElias@rizzetta.com.

Sincerely,

Wesley Elias

Wesley Elias
District Manager

Tab 1



Quarterly Compliance Audit Report

Somerset Bay

Date: June 2026 - 2nd 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

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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**

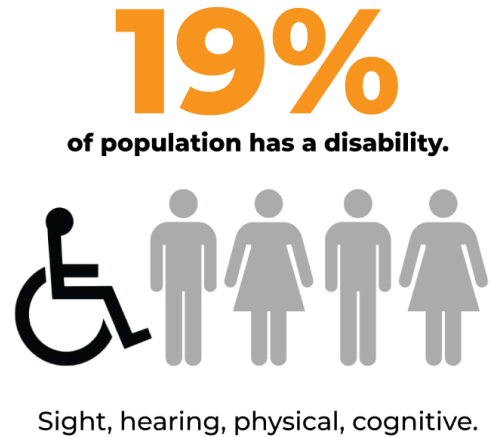
Compliance Criteria

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 2

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.

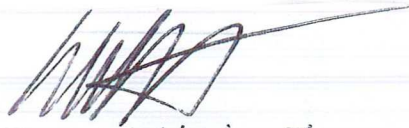
NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT:

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 27, 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: Wesley Elias
☐ Secretary/☐ Assistant Secretary

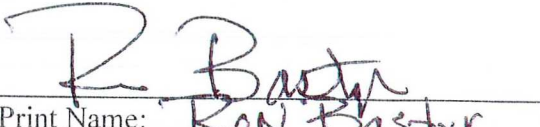

Print Name: Ron Bastyr
☒ Chair/☐ Vice Chair of the Board of Supervisors

Exhibit A: Proposed Budget for Fiscal Year 2026/2027



Rizzetta & Company

Somerset Bay Community Development District

Somerserbaycdd.org

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

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Proposed Budget Somerset Bay Community Development District General Fund Fiscal Year 2026/2027								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	
18	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
19								
20	EXPENDITURES - ADMINISTRATIVE							
21								
22	Legislative							
23	Supervisor Fees	\$ 2,600	\$ 4,457	\$ 12,000	\$ 7,543	\$ 12,000	\$ -	
24	Financial & Administrative							
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
30	Disclosure Report	\$ 6,017	\$ 6,017	\$ 5,000	\$ (1,017)	\$ 6,100	\$ 1,100	Based on FY 25/26 costs
31	District Engineer	\$ 5,588	\$ 9,579	\$ 7,500	\$ (2,079)	\$ 7,500	\$ -	
32	District Management	\$ 13,778	\$ 23,619	\$ 23,620	\$ 1	\$ 24,329	\$ 709	Increase in costs for 26/27
33	Dues, Licenses & Fees	\$ 175	\$ 300	\$ 175	\$ (125)	\$ 175	\$ -	Special District fee due annually to state
34	Financial & Revenue Collections	\$ 2,362	\$ 4,049	\$ 4,049	\$ (0)	\$ 5,370	\$ 1,321	Increase in costs for 26/27
35	Legal Advertising	\$ 102	\$ 175	\$ 1,500	\$ 1,325	\$ 1,500	\$ -	
36	Miscellaneous Fees	\$ 2,160	\$ 3,703	\$ 500	\$ (3,203)	\$ 2,200	\$ 1,700	Based on FY 25/26 costs
37	Miscellaneous Mailings	\$ -	\$ -	\$ 500	\$ 500	\$ 500	\$ -	
38	Public Officials Liability Insurance	\$ 2,580	\$ 2,580	\$ 2,738	\$ 158	\$ 2,838	\$ 100	Estimate from EGIS
39	Tax Collector /Property Appraiser Fees	\$ -	\$ -	\$ 175	\$ 175	\$ 175	\$ -	
40	Trustees Fees	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
41	Website Hosting, Maintenance, Backup (and Email)	\$ 3,088	\$ 5,294	\$ 3,217	\$ (2,077)	\$ 3,314	\$ 97	Anticipated 3% increase

Proposed Budget Somerset Bay Community Development District General Fund Fiscal Year 2026/2027								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	
42	Legal Counsel							
43	District Counsel	\$ 5,481	\$ 9,396	\$ 15,000	\$ 5,604	\$ 15,000	\$ -	
44								
45	Administrative Subtotal	\$ 59,683	\$ 95,887	\$ 106,128	\$ 10,241	\$ 111,945	\$ 5,817	
46								
47	EXPENDITURES - FIELD OPERATIONS							
48								
49	Other Physical Environment							
50	General Liability Insurance	\$ 3,152	\$ 3,152	\$ 3,346	\$ 194	\$ 3,467	\$ 121	
51	Contingency							
52	Miscellaneous Contingency	\$ 61,043	\$ 104,645	\$ 50,526	\$ (54,119)	\$ 50,526	\$ -	
53	Landscape Maintenance					\$ 84,000		Contract w/ K.Johnson Landscaping
54	Utility - Street Lights					\$ 25,000		New Line Item for FY 26/27
55								
56	Field Operations Subtotal	\$ 64,195	\$ 107,797	\$ 53,872	\$ (53,925)	\$ 162,993	\$ 121	
57								
58	TOTAL EXPENDITURES	\$ 123,878	\$ 203,684	\$ 160,000	\$ (43,684)	\$ 274,938	\$ 5,938	

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

⁽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.

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

Interest Earnings: The District may earn interest on its monies in the various operating accounts.

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll, and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to offset expenditures of the District.

Event Rental: The District may receive monies for event rentals for such things as weddings, birthday parties, etc.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

Facilities Rentals: The District may receive monies for the rental of certain facilities by outside sources, for such items as office space, snack bar/restaurants etc.



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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 Consulting & Revenue Collections: Services include investment administration of the District's bank and trust accounts, if applicable, ongoing banking analyses, and related consulting services to support prudent cash management in compliance with applicable statutory requirements. However, the firm does not serve as a Municipal Advisor and does not provide investment advice. The firm also provides comprehensive billing, collection, and reporting of District assessments to fund debt service and operations, including direct billings, funding requests and owner inquiries. This line item also includes the fees incurred for a Collection Agent to collect the funds for the principal and interest payment for any bond-related collection needs. These funds are collected as prescribed in the Trust Indentures. The Collection Agent also 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.



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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.

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

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

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

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

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

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

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

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

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



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EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

Tax Roll: The District levies Non-Ad Valorem Special Assessments on all of the assessable property within the District to pay for operating expenditures incurred during the Fiscal Year. The assessments may be collected in two ways. The first is by placing them on the County's Tax Roll, to be collected with the County's Annual Property Tax Billing. This method is only available to land properly platted within the time limits prescribed by the County.

Off Roll: For lands not on the tax roll, and that is by way of a direct bill from the District to the appropriate property owner.

Developer Contributions: The District may enter into a funding agreement and receive certain prescribed dollars from the Developer to offset expenditures of the District.

Miscellaneous Revenues: The District may receive monies for the sale or provision of electronic access cards, entry decals etc.

EXPENDITURES:

Capital Reserve: Monies collected and allocated for the future repair and replacement of various capital improvements such as club facilities, swimming pools, athletic courts, roads, etc.

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 3

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 **June 11, 2026, at 10:44 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.
Wesley Elias	District Manager, Rizzetta & Company, Inc.
Cari Webster	District Counsel, Straley Robin Vericker (via call)
Candi Cadwell	Representative, Oak Hill Land, LLC

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Craft called the meeting to order at 10:44 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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

June 11, 2026 – Minutes of the Regular Meeting

A. District Counsel
No report.

B. District Engineer
No Report.

C. District Manager
Mr. Craft presented the District Manager's report and reminded the Board that the next regular meeting is scheduled for July 9, 2026 at 9:30 a.m., or immediately following the adjournment of Waterford CDD meeting.

FOURTH ORDER OF BUSINESS

**Consideration of Resolution 2026-05;
Revised Meeting Schedule for June,
July and August 2026**

After the meeting, it was determined that the August meeting date will be held on August 27, 2026 and not on August 13, 2026 as was previously agreed.

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved Resolution 2026-05; Revised Meeting Schedule for June, July and August 2026, for the Somerset Bay Community Development District.

FIFTH ORDER OF BUSINESS

**Consideration of Resolution 2026-06;
Approving FY 2026-2027 Proposed
Budget & Setting Public Hearing**

After the meeting, it was determined that the Board members were not available on the original date of August 13, 2026, and the public hearing date was changed to August 27, 2026.

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors adopted Resolution 2026-06; Approving FY 2026-2027 Proposed Budget and Setting the Public Hearing for August 27, 2026, for the Somerset Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Consideration of Resolution 2026-07;
Setting Landowners' Election and
Meeting**

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

June 11, 2026 – Minutes of the Regular Meeting

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved Resolution 2026-07; Setting Landowners' Election and Meeting for November 9, 2026 at 9:30 a.m., for the Somerset Bay Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of Resolution 2026-08;
Re-designation of Officers of the
District**

There was a typographical error on this resolution which was corrected.

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved Resolution 2026-08; Re-designation of Officers of the district, as amended, for the Somerset Bay Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Minutes the Board of
Supervisors Meeting held on May 18,
2026**

On a motion by Mr. R. Bastyr and seconded by Mr. O'Neil, with all in favor, the Board of Supervisors approved the regular minutes of the Board of Supervisors' meeting held on May 18, 2026, as presented, for the Somerset Bay Community Development District.

NINTH ORDER OF BUSINESS

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

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 April 2026 (\$18,322.01) for the Somerset Bay Community Development District.

TENTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

ELEVENTH ORDER OF BUSINESS

Adjournment

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

June 11, 2026 – Minutes of the Regular Meeting

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 10:52 a.m., for the Somerset Bay Community Development District.

111
112
113
114
115

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

DRAFT

Tab 4

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA

MAILING ADDRESS · 3434 COLWELL AVENUE, SUITE 200 · TAMPA, FLORIDA 33614

**Operation and Maintenance Expenditures
May 2026
For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2026 through May 31, 2026. This does not include expenditures previously approved by the Board.

The total items being presented: \$ **21,661.43**

Approval of Expenditures:

_____ Chairperson

____ Vice Chairperson

Assistant Secretary

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

May 1, 2026 Through May 31, 2026

Vendor Name	Check Number	Invoice Number	Invoice Description	Invoice Amount
Coastal Engineering Associates, Inc	100200	00360494	Engineering Services 04/26	\$ 235.00
Cole Michael Bastyr	100205	CB051826-583	Board of Supervisors Meeting 05/18/26	\$ 200.00
K Johnson's Lawn & Landscaping, Inc.	100201	35218	Landscape Maintenance 04/26	\$ 7,000.00
Rizzetta & Company, Inc.	100202	INV0000109176	District Management Fees 05/26	\$ 5,645.67
Ronald Bastyr	100206	RB051826-583	Board of Supervisors Meeting 05/18/26	\$ 200.00
Shane O'Neil	100207	SO051826-583	Board of Supervisors Meeting 05/18/26	\$ 200.00
Somerset Bay of Hernando HOA, LLC	100199	583-041026	HOA Deficit Funding 04/26	\$ 3,100.00
Straley Robin Vericker	100203	28357	Legal Services 04/26	\$ 2,881.00
Times Publishing Company	100204	87383-050326	Legal Advertising 05/26	\$ 100.00
Withlacoochee River Electric Cooperative, Inc.	20260520-1	2348239-042226 ACH	Electric Services 04/26	\$ 1,702.08
Withlacoochee River Electric Cooperative, Inc.	20260520-1	2393793-042026 ACH	Electric Services 04/26	<u>\$ 397.68</u>
Report Total				<u>\$ 21,661.43</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 00360494
Date 04/30/2026

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

Professional Services

Professional Fees				
	Date	Hours	Rate	Billed Amount
Principal Engineer				
	04/09/2026	1.00	235.00	235.00
Area 2 engineer's certificate preparation and signing				
Invoice total				235.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	16,522.50	16,757.50	235.00	-16,757.50
Total	0.00	16,522.50	16,757.50	235.00	-16,757.50

Aging Summary

Invoice Number	Invoice Date	Outstanding	Current	Over 30	Over 60	Over 90	Over 120
00360494	04/30/2026	235.00	235.00				
	Total	235.00	235.00	0.00	0.00	0.00	0.00

TERMS: DUE UPON RECEIPT

Somerset Bay CDDMeeting Date: Mat 18, 2026**SUPERVISOR PAY REQUEST**

<u>Name of Board Supervisor</u>	<u>Check if paid</u>
Ron Bastyr	☒
Shane O'Neil	☒
Cheri O'Neil	☐
Cole Bastyr	☒
Lynette Bastyr	☐

(*) Does not get paid

NOTE: Supervisors are only paid if checked.

EXTENDED MEETING TIMECARD

Meeting Start Time:	10:18
Meeting End Time:	12:23
Total Meeting Time:	2:04

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

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.: 35218
Invoice date: 04/30/2026

Service Month: April

#	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 #
5/2/2026	INV0000109176

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

DISTRICT OFFICE · WESLEY CHAPEL, FLORIDA 33544
Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614

Check Request

Amount: \$3,100

Date: 04/10/2026

Payable to: Somerset Bay of Hernando HOA

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

Event Date: 04/5/2026

Description: Transfer funds from BankUnited to Somerset Bay of
Hernando HOA (acct 7559)

Requestor: Emilie Jimenez

Code: 583-001-20706

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

May 12, 2026

Client: 001562

Matter: 000001

Invoice #: 28357

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2026	JMV	TELEPHONE CALLS; REVIEW DOCUMENTS.	2.0	\$810.00
4/1/2026	CAW	REVIEW ANCILLARY DOCUMENTS.	2.0	\$750.00
4/7/2026	JMV	TELEPHONE CALLS; CONFERENCE CALLS; REVIEW DOCUMENTS.	1.5	\$607.50
4/13/2026	CAW	REVIEW AGENDA; PREPARE FOR AND ATTEND APRIL BOARD MEETING VIA PHONE.	0.4	\$150.00
4/16/2026	MS	PREPARE RESOLUTION SETTING FINAL TERMS.	1.0	\$195.00
4/30/2026	MS	FINALIZE RESOLUTION SETTING FINAL TERMS; PREPARE CORRESPONDENCE TO DISTRICT ADMIN WITH INSTRUCTIONS RE SAME.	0.2	\$39.00
Total Professional Services			7.1	\$2,551.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/16/2026	Simplefile E-Recording- Filing Fee- Filing Fee	\$329.50
Total Disbursements		\$329.50

May 12, 2026
Client: 001562
Matter: 000001
Invoice #: 28357

Page: 2

Total Services	\$2,551.50	
Total Disbursements	\$329.50	
Total Current Charges		\$2,881.00
Previous Balance		\$1,444.50
Less Payments		(\$1,444.50)
PAY THIS AMOUNT		\$2,881.00

Please Include Invoice Number on all Correspondence

Tampa Bay Times

tampabay.com

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

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
5/3/26-5/3/26	SOMERSET BAY CDD	
Billing Date	Sales Rep	Customer Account
5/3/2026	Deirdre Bonett	TB320606
Total Amount Due	Invoice Number	
\$100.00	87383-050326	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
5/3/26	5/3/26	87383	Baylink Hernando , tampabay.com	Legal-CLS 2 col	Rescheduled Meeting Affidavit Fee	2	1.00x51.00 L	\$98.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	Advertiser Name	
5/3/26-5/3/26	SOMERSET BAY CDD	
Billing Date	Sales Rep	Customer Account
5/3/2026	Deirdre Bonett	TB320606
Total Amount Due	Invoice Number	
\$100.00	87383-050326	

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

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

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA } ss

COUNTY OF HERNANDO, CITRUS County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hernando, Citrus County, Florida that the attached copy of advertisement being a Legal Notice in the matter Rescheduled Meeting was published in said newspaper by print in the issues of 05/03/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hernando, Citrus County, Florida and that the said newspaper has heretofore been continuously published in said Hernando, Citrus County, Florida each day and has been entered as a second class mail matter at the post office in said Hernando, Citrus County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

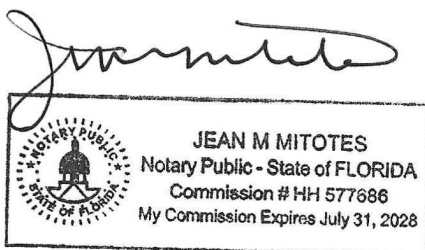
Signature of Affiant

Sworn to and subscribed before me this **05/03/2026**

Signature of Notary of Public

Personally known ☒ or produced identification.

Type of identification produced _____



NOTICE OF RESCHEDULED BOARD OF SUPERVISORS MEETING OF THE SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Somerset Bay Community Development District, that was originally scheduled for 9:30 a.m. on May 11, 2026, has been rescheduled to May 18, 2026, at 9:30 a.m. at the offices of Coastal Engineering Associates, Inc., located at 966 Candlelight Blvd., Brooksville, Florida 34601. Items on the agenda may include, but are not limited to, District operations and maintenance activities, financial matters, capital improvements, and general administration activities.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. A copy of the agenda for these meetings may be obtained from Rizzetta & Company, Inc., 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544; (813) 994-1001.

There may be occasions when one or more members of the Committee or Board will participate by telephone. At the above location will be present a speaker telephone so that any interested person can attend the meetings and be fully informed of the discussions taking place either in person or by telephone communication. The meetings may be continued in progress without additional notice to a time, date, and location stated on the record.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 994-1001, at least forty-eight (48) hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

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

Sean Craft
District Manager
Run Date: 5-3-26

87383

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

Bill Date **04/22/2026**
Amount Due **1,702.08**
Current Charges Due **05/15/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information
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.



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 *****

The 2025 Capital Credits assigned amount
for this account is \$182.30. These credits
are not refundable at this time nor can they
be applied toward the balance owed.

Capital Credits will be refunded as
approved by the Cooperative's Board of
Trustees and in compliance of our
mortgage agreement with the United
States Government.

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

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 @ 0.04375	60.68
Poles (QTY 73)	657.00
FL Gross Receipts Tax	2.79
State Tax	110.09
Hernando County Tax	7.93

Total Current Charges **1,702.08**
Total Due **1,702.08** Please Pay

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

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: **04/22/2026**

District: WH14

Use above space for address change ONLY.

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

Current Charges Due Date	05/15/2026
TOTAL CHARGES DUE	1,702.08
Total Charges Due After Due Date	1,727.61

000234823900017020800017276101

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



**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

Account Number **2393793** Cycle 12
Meter Number 90091622
Customer Number 20197118
Customer Name **SOMERSET BAY CDD**

Bill Date **04/20/2026**
Amount Due **397.68**
Current Charges Due **05/13/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

From	To						
Date	Reading	Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
03/16	708	04/15	3782				3074

Comparative Usage Information

Period	Days	Average kWh Per Day
Apr 2026	30	102
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.



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 123.44
Payment 123.44CR
Balance Forward 0.00

APR 24 2026

Customer Charge 39.16
Energy Charge 3,074 KWH @ 0.06090 187.21
Fuel Adjustment 3,074 KWH @ 0.04375 134.49
FL Gross Receipts Tax 9.25
State Tax 25.72
Hernando County Tax 1.85

Total Current Charges 397.68
Total Due Please Pay 397.68

**WITHLACOOCHEE RIVER ELECTRIC
COOPERATIVE, INC.**

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

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

See Reverse Side For Mailing Instructions

Bill Date: 04/20/2026

Use above space for address change ONLY.

District: WH12

2393793
SOMERSET BAY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

WH12

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

Current Charges Due Date	05/13/2026
TOTAL CHARGES DUE	397.68
Total Charges Due After Due Date	403.65

000239379300003976800004036507

Tab 5

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

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

June 23, 2026

U.S. BANK NATIONAL ASSOCIATION

Somerset Bay Special Assessment Bonds, Series 2026
Corporate Trust Services
Attention: Lori Pardee-Cushing
60 Livingston Avenue, 3rd Floor
EP-MN-WS3T
St. Paul, MN 55107

RE: Special Assessment Bonds, Series 2026
Requisitions for Payment

Dear Lori:

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

PLEASE EXPEDITE PAYMENT TO THE PAYEE(S) VIA WIRE

REQUISITION NO.	PAYEE	AMOUNT
CR 2	Ovida Construction Group, Inc.	\$259,621.88

If you have any questions regarding this request, please do not hesitate to call me at (813) 994-1001. Thank you for your prompt attention to this matter.

Sincerely,
SOMERSET BAY
COMMUNITY DEVELOPMENT DISTRICT

Wesley Elias
District Manager

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

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

MEMORANDUM

TO: Cliff Manuel, **Coastal Engineering Associates**
Ron Bastyr, **Chairperson**

FROM: Angela Rushing/Emilie Jimenez
Somerset Bay Community Development District

DATE: June 3, 2026

RE: S2026 Construction Requisition Approval #CR 2

Cliff, enclosed is (are) construction requisition(s) for the above referenced district. Please review the requisition(s) and upon your approval, sign the designated area(s) and forward the requisition(s) to Ron Bastyr.

Ron, upon your review and approval, sign the designated area(s) and forward the requisition(s) back to the District Office at the e-mail address below for final processing.

arushing@rizzetta.com

If you have any questions, please do not hesitate to call me at (813) 994-1001. Thank you.

Ovida Construction Group Inc.

\$259,621.88

**SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
SERIES 2026
ASSESSMENT AREA TWO PROJECT**

The undersigned, an Authorized Officer of Somerset Bay Community Development District (the "District") hereby submits the following requisition for disbursement under and pursuant to the terms of the Master Trust Indenture between the District and U.S. Bank Trust Company, National Association, Orlando, Florida, as trustee (the "Trustee"), dated as of May 1, 2024 (the "Master Indenture"), as supplemented by the Second Supplemental Trust Indenture between the District and the Trustee, dated as of April 1, 2026 (the "Supplemental Indenture" and together with the Master Indenture, the "Indenture") (all capitalized terms used herein shall have the meaning ascribed to such term in the Indenture):

June 3, 2026

(A) Requisition Number: **CR 2**

(B) Name of Payee: **Ovida Construction Group, Inc.
820 W. Broadway Street
Oviedo, FL 32765**

(C) Amount Payable: **\$259,621.88**

(D) Purpose for which paid or incurred (refer also to specific contract if amount is due and payable pursuant to a contract involving progress payments or state Costs of Issuance, if applicable): **Pay App #7 for Project Somerset Bay 9835 Bay Drive**

(E) Fund or Account and subaccount, if any, from which disbursement to be made: **S2026 Acquisition and Construction Fund**

The undersigned hereby certifies that:

☒ obligations in the stated amount set forth above have been incurred by the District, that each disbursement set forth above is a proper charge against the Series 2026 Acquisition and Construction Account referenced above, that each disbursement set forth above was incurred in connection with the acquisition and/or construction of the Assessment Area Two Project and each represents a Cost of the Assessment Area Two Project, and has not previously been paid out of such Account;

OR

☐ this requisition is for costs of issuance payable from the Series 2026 Costs of Issuance Account that has not previously been paid out of such Account.

The undersigned hereby further certifies that there has not been filed with or

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

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

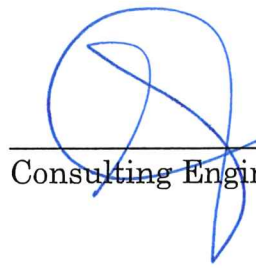
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

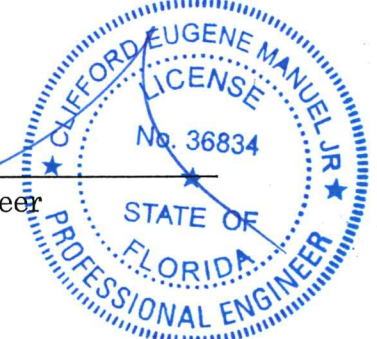
**SOMERSET BAY COMMUNITY
DEVELOPMENT DISTRICT**

By: 
Authorized Officer

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

If this requisition is for a disbursement from other than the Series 2026 Costs of Issuance Account, the undersigned Consulting Engineer hereby certifies that this disbursement is for a Cost of the Assessment Area Two Project and is consistent with (a) the applicable acquisition or construction contract, (b) the plans and specifications for the portion of the Assessment Area Two Project with respect to which such disbursement is being made, and (c) the report of the Consulting Engineer attached as an exhibit to the Supplemental Indenture, as such report shall have been amended or modified on the date hereof.


Consulting Engineer



SOMERSET BAY CDD REIMBURSEMENT CR2 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ovida Pay App #7	\$259,612.88	\$0.00	\$259,612.88

TOTAL REIMBURSEMENT DUE

\$259,612.88

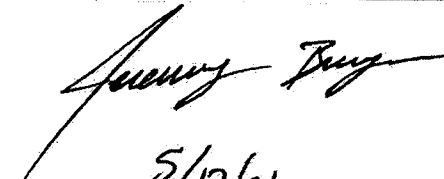
I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

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

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

Date:

Reviewed For Accuracy


5/12/26

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Somerset Bay Community Development District	PROJECT:	Somerset Bay 9835 Bay Drive Spring Hill FL 34608	APPLICATION NO:	7	Distribution to:
				PERIOD TO:	04/30/2026	
FROM	Ovida Construction Group Inc.	VIA ARCHITECT:		CONTRACT FOR:	Somerset Bay	☒ OWNER
CONTRACTOR:	820 W. Broadway Street Suite 3000 Oviedo FL 32765			CONTRACT DATE:		☒ ARCHITECT
				PROJECT NOS:		☒ CONTRACTOR
						☐ CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

1. ORIGINAL CONTRACT SUM	3,823,146.00
2. Net change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	3,823,146.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	368,865.96
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	36,886.60
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	36,886.60
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	331,979.36
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	72,357.48
8. CURRENT PAYMENT DUE	259,621.88
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	3,491,166.64

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total Changes approved in Previous month by Owner	0.00	0.00
Total approved this Month	0.00	0.00
NET CHANGES by Change Order	0.00	0.00
TOTAL	0.00	

CONTRACTOR'S CERTIFICATION OF WORK

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

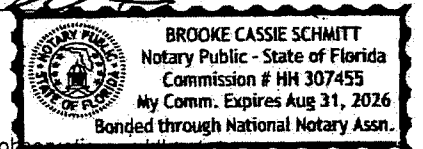
CONTRACTOR: [Signature] Date: 04/29/2026

State of: Florida County of: Seminole

Subscribed and sworn to before me this 29 day of April 2026

Notary Public: [Signature]

My Commission Expires: 08/31/2026



ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED: \$ 259,621.88

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

ARCHITECT: [Signature] Date: 6/2/26

This Certificate is non negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor on this Contract.

*Reviewed for accuracy and CDD eligibility. [Signature]

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 7
 APPLICATION DATE: 04/28/2026
 PERIOD TO: 04/30/2026
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
HARDSCAPE								
SIDEWALKS	5,500.00						5,500.00	
POOL & POOL CONNECTIONS	875,247.00		175,049.40		175,049.40	20.00	700,197.60	17,504.94
POOL DECK & TRENCH DRAIN	124,606.00						124,606.00	
POOL FENCE/GATES	25,453.00						25,453.00	
POOL EQUIPMENT ENCLOSURE	4,950.00						4,950.00	
TOT LOT (ALLOWANCE)	115,000.00						115,000.00	
TOT LOT & DOG PARK FENCE/GAT	39,918.00						39,918.00	
DOG PARK TOY (ALLOWANCE)	15,000.00						15,000.00	
PICKLEBALL COURTS	162,260.00						162,260.00	
POOL DECK TRELLISES	38,333.00						38,333.00	
MAIL KIOSK & CBUS	280,486.00	56,097.20			56,097.20	20.00	224,388.80	5,609.72
POOL FURNITURE	45,016.00						45,016.00	
ENTRY TOWER W/ELECTRIC	133,586.00						133,586.00	
2 ENTRY SIGNS W/ELECTRIC	88,356.00		35,342.40		35,342.40	40.00	53,013.60	3,534.24
CLUBHOUSE								
CONCRETE	79,424.00						79,424.00	
MASONRY	51,101.00						51,101.00	
FRAMING	112,921.00						112,921.00	
TRUSSES	23,975.00						23,975.00	
ROOFING	29,556.00						29,556.00	
SOFFIT/FASCIA/GUTTERS	12,168.00						12,168.00	
STONE VENEER	3,333.00						3,333.00	
INSULATION	14,842.00						14,842.00	
WOOD/METAL DOORS	14,333.00						14,333.00	
STOREFRONT DOORS	46,389.00						46,389.00	
WINDOWS	91,222.00						91,222.00	

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 7
 APPLICATION DATE: 04/28/2026
 PERIOD TO: 04/30/2026
 ARCHITECT'S PROJECT NO:

B Description of Work	Scheduled	Previous Applications	E Work in Place	F Stored Materials	G Total Completed & Stored to Date	%	Balance to Finish	Retainage
DRYWALL	42,000.00						42,000.00	
FLOORING & WALL TILE	51,442.00						51,442.00	
COOL DECK	12,578.00						12,578.00	
PAINT	28,561.00						28,561.00	
STUCCO	27,310.00						27,310.00	
SIDING	55,067.00						55,067.00	
COUNTERTOPS	6,899.00						6,899.00	
BATH ACCESSORIES & PARTITION	17,572.00						17,572.00	
PLUMBING	75,222.00						75,222.00	
ELECTRICAL	186,053.00						186,053.00	
HVAC	79,583.00						79,583.00	
CEDAR TRIM & BRACKETS	3,828.00						3,828.00	
ALUM RAILINGS/ATTIC ACCESS	18,067.00						18,067.00	
FIRE ALARM	42,152.00						42,152.00	
FITNESS EQUIPMENT (ALLOWANC	45,000.00						45,000.00	
LANAI KITCHEN (ALLOWANCE)	10,000.00						10,000.00	
LOW VOLTAGE (ALLOWANCE)	35,000.00						35,000.00	
GENERAL CONDITIONS	60,000.00						60,000.00	
PERFORMANCE & PAYMENT BON	38,000.00		38,000.00		38,000.00	100.00		3,800.00
GENERAL LIABILITY INSURANCE	38,000.00						38,000.00	
PROJECT MANAGEMENT	135,000.00	24,300.00	9,450.00		33,750.00	25.00	101,250.00	3,375.00
GC FEE	382,837.00		30,626.96		30,626.96	8.00	352,210.04	3,062.70
Totals:	3,823,146.00	80,397.20	288,468.76		368,865.96	9.65	3,454,280.04	36,886.60

OVIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 259,621.88 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Somerset Bay Community Development District through April 30, 2026, on the following described property:

Somerset Bay
10285 Chalmer Street
Spring Hill, FL 34608

This waiver and release does not cover any retention or labor, services, or materials furnished after the date specified.

Dated on: April 29, 2026

Lienors Name: Ovida Construction Group, Inc.

By: 

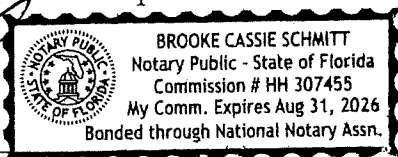
Printed Name: Zach Barber

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 29 day of April, 2026, Zach Barber who is being duly sworn on oath says that he is President of Ovida Construction Group, Inc. and that he hereby acknowledges the execution of the foregoing instrument for and on special instance and request.





NOTARY

NOTE: This is a statutory form prescribed by Section 713.20, Florida Statutes (1996). Effective October 1, 1996, a person may not require a lienor to furnish a waiver or release of lien that is different from the statutory form.