



Rizzetta & Company

Somerset Bay Community Development District

Board of Supervisors' Regular Meeting October 1, 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	Chairman
	Shane O'Neil	Vice Chairman
	Candi Cadwell	Assistant Secretary
	Cole Bastyr	Assistant Secretary
	Lynette Bastyr	Assistant Secretary
District Manager	Wesley Elias	Rizzetta & Company, Inc.
District Counsel	John Vericker	Straley, Robin, & Vericker
District Engineer	Cliff Manuel	Coastal Engineering Associates, Inc.

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

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

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

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

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT

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

September 23, 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, October 1, 2026 at 9:30 a.m.**, or immediately following the adjournment of Waterford CDD meeting at the offices of Coastal Engineering Associates, Inc., 966 Candlelight Blvd., Brooksville, Florida 34601. The following is the agenda for the meeting:

BOS MEETING

- 1. CALL TO ORDER**
- 2. AUDIENCE COMMENTS**
- 3. STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
 - i. Presentation of District Manager Report Tab 1
 - ii. Presentation of 3rd Quarter Website Compliance Audit Report Tab 2
- 4. BUSINESS ITEM**
 - A. Ratification of Egis Insurance Proposal for FY 2026-2027 Tab 3
- 5. BUSINESS ADMINISTRATION**
 - A. Consideration of the Minutes of the Board of Supervisors Regular Meeting held on August 27, 2026 Tab 4
 - B. Ratification of Operation & Maintenance Expenditures for July and August 2026 Tab 5
 - C. Ratification of Construction Requisitions CR 3 - CR 11 S2026 Tab 6
- 6. SUPERVISOR REQUESTS**
- 7. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to contact me at WElias@rizzetta.com.

Sincerely,

Wesley Elias

Wesley Elias
District Manager

Tab 1



Rizzetta & Company

UPCOMING DATES TO REMEMBER

- ✓ **Next Regular Meeting:**
- ✓ November 4th, 2026

**District
Manager's
Report**

October 1st

2026

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FINANCIAL SUMMARY

6/30/2026

General Fund Cash Balance	\$19,426
Capital Project Fund	\$6,817,106
Debt Service Fund	\$4,097,328
Total Government Fund	\$10,933,859

General Fund Expense Variance: \$28,778

**Over
Budget**

Tab 2



Quarterly Compliance Audit Report

Somerset Bay

Date: September 2026 - 3rd Quarter

Prepared for: Wesley Elias

Developer: Rizzetta

Insurance agency:



Preparer:

Susan Morgan - *Campus Suite Compliance*

ADA Website Accessibility and Florida F.S. 189.069 Requirements

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Special Message

Hello,

This letter regards the new Florida electronic payments law that was recently passed and becomes effective 1/1/2027:

CS/HB 967: Electronic Payments Made to Units of Local Governments

GENERAL BILL by State Affairs Committee; Buchanan; (CO-INTRODUCERS) McFarland; Salzman.

Electronic Payments Made to Units of Local Governments; Requires units of local government to accept certain forms of payments; requires such local governments to accept payments online.

Link:

<https://www.flsenate.gov/Session/Bill/2026/967><https://www.flsenate.gov/Session/Bill/2026/967>

Our platform does not include built-in ecommerce or payment-processing capabilities; therefore, we are not able to accept online payments directly on your behalf.

We recommend contacting your bank or another authorized payment processor to implement a compliant electronic payments solution. Once you have chosen a provider, they can generate a hosted payment link, which we can place on a page within your site so residents can click and complete payments online directly with your payment processor. The processor will be responsible for supplying the link and handling the actual transaction.

Thank you,
Susan

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

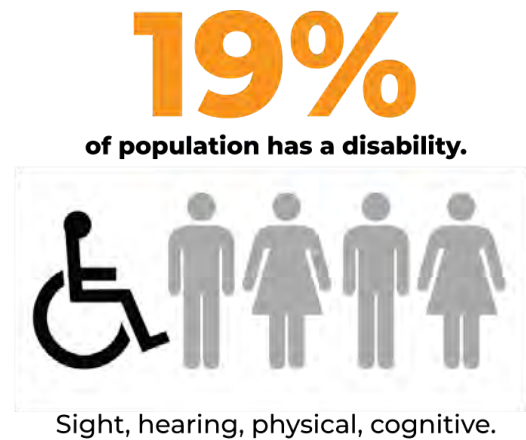
Passed	Description
Passed	Full Name and primary contact specified
Passed	Public Purpose
Passed	Governing body Information
Passed	Fiscal Year
Passed	Full Charter (Ordinance and Establishment) Information
Passed	CDD Complete Contact Information
Passed	District Boundary map
Passed	Listing of taxes, fees, 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

Notes:

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 3



Egis Insurance & Risk Advisors

Is pleased to provide a

Proposal of Insurance Coverage for:

Somerset Bay Community Development District

Please review the proposed insurance coverage terms and conditions carefully.

Written request to bind must be received prior to the effective date of coverage.

The brief description of coverage contained in this document is being provided as an accommodation only and is not intended to cover or describe all Coverage Agreement terms. For more complete and detailed information relating to the scope and limits of coverage, please refer directly to the Coverage Agreement documents. Specimen forms are available upon request.

About FIA

Florida Insurance Alliance (“FIA”), authorized and regulated by the Florida Office of Insurance Regulation, is a non-assessable, governmental insurance Trust. FIA was created in September 2011 at a time when a large number of Special Taxing Districts were having difficulty obtaining insurance.

Primarily, this was due to financial stability concerns and a perception that these small to mid-sized Districts had a disproportionate exposure to claims. Even districts that were claims free for years could not obtain coverage. FIA was created to fill this void with the goal of providing affordable insurance coverage to Special Taxing Districts. Today, FIA proudly serves and protects over 1,000 public entity members.

Competitive Advantage

FIA allows qualifying Public Entities to achieve broad, tailored coverages with a cost-effective insurance program. Additional program benefits include:

- Insure-to-value property limits with no coinsurance penalties
- First dollar coverage for “alleged” public official ethics violations
- Proactive in-house claims management and loss control department
- Risk management services including on-site loss control, property schedule verification and contract reviews
- Complimentary Property Appraisals
- Online Risk Management Education & Training portal
- Online HR & Benefits Support portal
- HR Hotline
- Safety Partners Matching Grant Program

How are FIA Members Protected?

FIA employs a conservative approach to risk management. Liability risk retained by FIA is fully funded prior to the policy term through member premiums. The remainder of the risk is transferred to reinsurers. FIA’s primary reinsurers, Lloyds of London and Hudson Insurance Company, both have AM Best A XV (Excellent) ratings and surplus of \$2Billion or greater.

In the event of catastrophic property losses due to a Named Storm (i.e., hurricane), the program bears no risk as all losses are passed on to the reinsurers.

What Are Members Responsible For?

As a non-assessable Trust, our members are only responsible for two items:

- Annual Premiums
- Individual Member Deductibles

FIA Bylaws prohibit any assessments or other fees.

Additional information regarding FIA and our member services can be found at www.fia360.org.

Quotation being provided for:

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126863

PROPERTY COVERAGE

SCHEDULE OF COVERAGES AND LIMITS OF COVERAGE

COVERED PROPERTY	
Total Insured Values –Building and Contents – Per Schedule on file totalling	Not Included
Loss of Business Income	Not Included
Additional Expense	Not Included
Inland Marine	
Scheduled Inland Marine	Not Included

It is agreed to include automatically under this Insurance the interest of mortgagees and loss payees where applicable without advice.

	Valuation	Coinsurance
Property	Replacement Cost	None
Inland Marine	Actual Cash Value	None

DEDUCTIBLES:	Not Applicable	Per Occurrence, All other Perils, Building & Contents and Extensions of Coverage.
	Not Applicable	Total Insured Values per building, including vehicle values, for "Named Storm" at each affected location throughout Florida subject to a minimum of Not Applicable per occurrence, per Named Insured.
	Per Attached Schedule	Inland Marine
	Not Applicable	Golf Course Tees and Greens Deductible on all covered Perils if scheduled.

Special Property Coverages		
Coverage	Deductibles	Limit
Earth Movement	Not Applicable	Not Included
Flood	Not Applicable	Not Included
Boiler & Machinery	Not Applicable	Not Included
TRIA		Not Included

*Except for Zones A & V (see Terms and Conditions) excess of NFIP, whether purchased or not

TOTAL PROPERTY PREMIUM

Not Included

Extensions of Coverage

If marked with an "X" we will cover the following EXTENSIONS OF COVERAGE under this Agreement, These limits of liability do not increase any other applicable limit of liability.

(X)	Code	Extension of Coverage	Limit of Liability
	A	Accounts Receivable	\$500,000 in any one occurrence
	B	Animals	\$1,000 any one Animal \$5,000 Annual Aggregate in any one agreement period
	C	Buildings Under Construction	As declared on Property Schedule, except new buildings being erected at sites other than a covered location which is limited to \$250,000 estimated final contract value any one construction project.
	D	Debris Removal Expense	\$250,000 per insured or 25% of loss, whichever is greater
	E	Demolition Cost, Operation of Building Laws and Increased Cost of Construction	\$1,250,000 in any one occurrence
	F	Duty to Defend	\$100,000 any one occurrence
	G	Errors and Omissions	\$250,000 in any one occurrence
	H	Expediting Expenses	\$250,000 in any one occurrence
	I	Fire Department Charges	\$50,000 in any one occurrence
	J	Fungus Cleanup Expense	\$50,000 in the annual aggregate in any one occurrence
	K	Lawns, Plants, Trees and Shrubs	\$50,000 in any one occurrence
	L	Leasehold Interest	Included
	M	Air Conditioning Systems	Included
	N	New locations of current Insureds	\$1,000,000 in any one occurrence for up to 90 days, except 60 days for Dade, Broward, Palm Beach from the date such new location(s) is first purchased, rented or occupied whichever is earlier. Monroe County on prior submit basis only
	O	Personal property of Employees	\$500,000 in any one occurrence
	P	Pollution Cleanup Expense	\$50,000 in any one occurrence
	Q	Professional Fees	\$50,000 in any one occurrence
	R	Recertification of Equipment	Included
	S	Service Interruption Coverage	\$500,000 in any one occurrence
	T	Transit	\$1,000,000 in any one occurrence
	U	Vehicles as Scheduled Property	Included
	V	Preservation of Property	\$250,000 in any one occurrence
	W	Property at Miscellaneous Unnamed Locations	\$250,000 in any one occurrence
	X	Piers, docs and wharves as Scheduled Property	Included on a prior submit basis only

	Y	Glass and Sanitary Fittings Extension	\$25,000 any one occurrence
	Z	Ingress / Egress	45 Consecutive Days
	AA	Glass and Sanitary Fittings Extension	\$25,000 in any one occurrence
	BB	Awnings, Gutters and Downspouts	Included
	CC	Lock and Key Replacement	\$2,500 any one occurrence
	DD	Tracks and fields (except Lawns, Plants, Trees and Shrubs covered under code K)	\$250,000 any one occurrence and \$500,000 in the annual aggregate in any one coverage period. or Up to the declared value if it is specifically listed as "Tracks and Fields" in the schedule of values.
	EE	Awnings, Gutters and Downspouts	Included
	FF	Civil or Military Authority	45 consecutive days and one mile.

CRIME COVERAGE

Description

Forgery and Alteration

Theft, Disappearance or Destruction

Computer Fraud including Funds Transfer Fraud

Employee Dishonesty, including faithful performance, per loss

Limit

Not Included

Not Included

Not Included

Not Included

Deductible

Not Included

Not Included

Not Included

Not Included

AUTOMOBILE COVERAGE

Coverages	Covered Autos	Limit	Premium
Covered Autos Liability	8,9	\$1,000,000	Included
Personal Injury Protection	N/A		Not Included
Auto Medical Payments	N/A		Not Included
Uninsured Motorists including Underinsured Motorists	N/A		Not Included
Physical Damage Comprehensive Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto, But No Deductible Applies To Loss Caused By Fire or Lightning. See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Specified Causes of Loss Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto For Loss Caused By Mischief Or Vandalism See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Collision Coverage	N/A	Actual Cash Value Or Cost Of Repair, Whichever Is Less, Minus Applicable Deductible (See Attached Schedule) For Each Covered Auto See item Four for Hired or Borrowed Autos.	Not Included
Physical Damage Towing And Labor	N/A	\$0 For Each Disablement Of A Private Passenger Auto	Not Included

GENERAL LIABILITY COVERAGE (Occurrence Basis)

Bodily Injury and Property Damage Limit	\$1,000,000
Personal Injury and Advertising Injury	Included
Products & Completed Operations Aggregate Limit	Included
Employee Benefits Liability Limit, per person	\$1,000,000
Abuse and Molestation Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Aggregate Limit (Added by Claims Made Endorsement)	Not Included
Abuse and Molestation Retroactive Date	Not Included
Herbicide & Pesticide Aggregate Limit	\$1,000,000
Medical Payments Limit	\$5,000
Fire Damage Limit	Included
No fault Sewer Backup Limit	\$25,000/\$250,000
General Liability Deductible	\$0

PUBLIC OFFICIALS AND EMPLOYMENT PRACTICES LIABILITY (Claims Made)

Public Officials and Employment Practices Liability Limit	Per Claim	\$1,000,000
	Aggregate	\$2,000,000
Public Officials and Employment Practices Liability Deductible		\$0

Retroactive Date:

Supplemental Payments: Pre-termination \$2,500 per employee - \$5,000 annual aggregate.
Non-Monetary \$100,000 aggregate.

Cyber Liability sublimit included under POL/EPLI

Media Content Services Liability
Network Security Liability
Privacy Liability
First Party Extortion Threat
First Party Crisis Management
First Party Business Interruption
Limit: \$100,000 each claim/annual aggregate
Fraudulent Instruction: \$25,000



PREMIUM SUMMARY

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

Term: October 1, 2026 to October 1, 2027

Quote Number: 100126863

PREMIUM BREAKDOWN

Property (Including Scheduled Inland Marine)	Not Included
Crime	Not Included
Automobile Liability	Not Included
Hired Non-Owned Auto	Included
Auto Physical Damage	Not Included
General Liability	\$3,388
Public Officials and Employment Practices Liability	\$2,774
Deadly Weapon Protection Coverage	Not Included
TOTAL PREMIUM DUE	\$6,162

IMPORTANT NOTE

Defense Cost - Outside of Limit, Does Not Erode the Limit for General Liability, Public Officials Liability, and Employment related Practices Liability.

Deductible does not apply to defense cost. Self-Insured Retention does apply to defense cost.

Additional Notes:

(None)



PARTICIPATION AGREEMENT
Application for Membership in the Florida Insurance Alliance

The undersigned local governmental entity, certifying itself to be a public agency of the State of Florida as defined in Section 163.01, Florida Statutes, hereby formally makes application with the Florida Insurance Alliance ("FIA") for continuing liability and/or casualty coverage through membership in FIA, to become effective 12:01 a.m., 10/01/2026, and if accepted by the FIA's duly authorized representative, does hereby agree as follows:

- (a) That, by this reference, the terms and provisions of the Interlocal Agreement creating the Florida Insurance Alliance are hereby adopted, approved and ratified by the undersigned local governmental entity. The undersigned local governmental entity certifies that it has received a copy of the aforementioned Interlocal Agreement and further agrees to be bound by the provisions and obligations of the Interlocal Agreement as provided therein;
- (b) To pay all premiums on or before the date the same shall become due and, in the event Applicant fails to do so, to pay any reasonable late penalties and charges arising therefrom, and all costs of collection thereof, including reasonable attorneys' fees;
- (c) To abide by the rules and regulations adopted by the Board of Directors;
- (d) That should the Applicant desire to cancel coverage; it will give not less than ninety (90) days prior written notice of cancellation;
- (e) That if the Fund desire to cancel coverage; it will give not less than thirty (30) days prior written notice of cancellation;
- (f) That all information contained in the underwriting application provided to FIA as a condition precedent to participation in FIA is true, correct and accurate in all respects.

Somerset Bay Community Development District

Somerset Bay Community Development District

(Name of Local Governmental Entity)

By: *Wesley Elias*
Signature

Wesley Elias

Print Name

Witness By: *Senitee Brijmohan*
Signature

Senitee Brijmohan

Print Name

IS HEREBY APPROVED FOR MEMBERSHIP IN THIS FUND, AND COVERAGE IS EFFECTIVE October 1, 2026

By: _____
Administrator

Tab 4

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 **August 27, 2026, at 10:26 a.m.** at the office of Coastal Engineering Associates, Inc., 966 Candlelight Boulevard, Brooksville, Florida 34601.

Present and constituting a quorum:

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

Also present were:

Wesley Elias	District Manager, Rizzetta & Company, Inc.
John Vericker	District Counsel, Straley Robin Vericker (via call)
Candace Caldwell	Representative, Oakhill Land, LLC

Audience	None
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FIRST ORDER OF BUSINESS

Call to Order

Mr. Elias called the meeting to order, confirming a quorum for the meeting.

SECOND ORDER OF BUSINESS

Audience Comments

There were no audience members present for comments.

THIRD ORDER OF BUSINESS

**Acceptance of Resignation
From Cheryl M. O'Neil**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors accepted the Resignation from Cheryl M. O'Neil as Assistant Secretary, for the Somerset Bay Community Development District.

43 The Board then appointed Candace Caldwell as Assistant Secretary to fill Seat
44 #3 that was vacated by Cheryl M. O'Neil.
45

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the appointment of Candace Caldwell as Assistant Secretary to fill Seat #3 that was vacated by Cheryl M. O'Neil, for the Somerset Bay Community Development District.

46
47
48 **FOURTH ORDER OF BUSINESS**

Staff Reports

- 49
- 50 **A.** District Counsel
51 No updates or report for the Board.
52
- 53 **B.** District Engineer
54 Not Present/No Report.
55
- 56 **C.** District Manager
57 Mr. Elias reviewed his District Manager's report with the Board and
58 reminded them that the next regular meeting is scheduled for September
59 14, 2026, at 9:30 a.m., or immediately following the adjournment of
60 Waterford CDD meeting. The Board stated that they wish to cancel this
61 meeting since it is only two weeks away from today's meeting.
62

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved to cancel the regular meeting scheduled for September 14, 2026, for the Somerset Bay Community Development District.

63
64
65 **FIFTH ORDER OF BUSINESS**

**Public Hearing on FY 2026-2027 Final
Budget**

66
67 On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors opened the Public Hearing on FY 2026-2027 Final Budget, for the Somerset Bay Community Development District.

68
69 There were no questions or comments.
70

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors closed the Public Hearing on FY 2026-2027 Final Budget, for the Somerset Bay Community Development District.

**i. Consideration of Resolution 2026-09; Adopting
FY 2026-2027 Final Budget**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved Resolution 2026-09; Adopting FY 2026-2027 Final Budget, for the Somerset Bay Community Development District.

SIXTH ORDER OF BUSINESS

**Public Hearing on FY 2026-2027
Assessments**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors opened the Public Hearing on FY 2026-2027 O & M Assessments, for the Somerset Bay Community Development District.

There were no questions or comments.

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors closed the Public Hearing on FY 2026-2027 O & M Assessments, for the Somerset Bay Community Development District.

**I. Consideration of Resolution 2026-10; Levying
O & M Assessments for FY 2026-2027**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved Resolution 2026-10; Levying O & M Assessments for FY 2026-2027t, for the Somerset Bay Community Development District.

SEVENTH ORDER OF BUSINESS

**Consideration of FY 2026-2027
Developer Funding Agreement**

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved FY 2026-2027 Developer Funding Agreement, for the Somerset Bay Community Development District.

EIGHTH ORDER OF BUSINESS

**Consideration of Resolution 2026-11;
Setting the Meeting Schedule for FY
2026-2027**

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
AUGUST 27, 2026 – Minutes of the Regular Meeting

The Board agreed to hold the regular meeting for fiscal year 2026-2027 on the first Thursday of every month at 9:30 a.m. following the Waterford CDD meeting at the offices of Coastal Engineering.

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved Resolution 202611; Setting the Meeting Schedule for FY 2026-2027 as amended, for the Somerset Bay Community Development District.

NINTH ORDER OF BUSINESS

Consideration of FY 2025-2026 Goals & Objectives Report

On a motion by Mr. R. Bastyr and seconded by C. Bastyr, with all in favor, the Board of Supervisors approved the Goals & Objectives Report for FY 2025-2026 as presented, for the Somerset Bay Community Development District.

TENTH ORDER OF BUSINESS

Consideration of Minutes the Board of Supervisors Meeting held on July 9, 2026

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors approved the regular minutes of the Board of Supervisors' meeting held on July 9, 2026, as presented, for the Somerset Bay Community Development District.

ELEVENTH ORDER OF BUSINESS

Ratification of Operation and Maintenance Expenditures for June 2026

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors ratified the Operation and Maintenance expenditures for June 2026 (\$21,628.17) for the Somerset Bay Community Development District.

TWELFTH ORDER OF BUSINESS

Supervisor Requests

There were no Supervisor Requests at this time.

SOMERSET BAY COMMUNITY DEVELOPMENT DISTRICT
AUGUST 27, 2026 – Minutes of the Regular Meeting

THIRTEENTH ORDER OF BUSINESS

Adjournment

On a motion by Mr. R. Bastyr and seconded by Mr. C. Bastyr, with all in favor, the Board of Supervisors adjourned the meeting at 10:35 a.m., for the Somerset Bay Community Development District.

Secretary/Assistant Secretary

Chairperson/Vice Chairperson

Tab 5

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

Assistant Secretary

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Arbitrage Rebate Counselors, LLC	100226	583-071326 S2024	Arbitrage Rebate 05/30/25-05/30/26	\$ 400.00
Coastal Engineering Associates, Inc	100219	0060840	Engineering Services 06/26	\$ 540.00
Cole Michael Bastyr	100221	CB070926-583	Board of Supervisors Meeting 07/09/26	\$ 200.00
Egis Insurance Advisors, LLC	100225	33032	Bond Renewal - Utility 07/26	\$ 491.82
Hernando County Utilities	100228	583-Irrigation	Utility Services 07/26	\$ 8,027.50
Hernando Sun	100227	346531	Legal Advertising 05/26	\$ 43.64
Lynette Wagner Bastyr	100222	LB070926-583	Board of Supervisors Meeting 07/09/26	\$ 200.00
Rizzetta & Company, Inc.	100218	INV0000110638	Accounting Services 07/26	\$ 4,445.67
Ronald Bastyr	100223	RB070926-583	Board of Supervisors Meeting 07/09/26	\$ 200.00
Shane O'Neil	100224	SO070926-583	Board of Supervisors Meeting 07/09/26	\$ 200.00
U.S. Bank	100220	8227805	Trustee Fees S2024 06/01/26-05/31/27	\$ 4,256.13

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

July 1, 2026 Through July 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Withlacoochee River Electric Cooperative, Inc.	20260713-1	2348239-061926 ACH	Electric Services 06/26	\$ 1,707.05
Withlacoochee River Electric Cooperative, Inc.	20260713-1	2393793-061726 ACH	Electric Services 06/26	<u>\$ 416.77</u>
Report Total				<u>\$ 21,128.58</u>

Arbitrage Rebate Counselors, LLC

Arbitrage Rebate Compliance for Issuers of Tax-Exempt Bonds

July 13, 2026

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

Re: \$13,500,000
Somerset Bay Community Development District
(Hernando County, Florida)
Capital Improvement Revenue Bonds, Series 2024 (Assessment Area One)
Annual Arbitrage Report for the period May 30, 2025 to May 30, 2026

INVOICE

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

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 00360840
Date 06/30/2026

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

Professional Services

Professional Fees

	Date	Hours	Rate	Billed Amount
Project Manager/Construction				
	06/02/2026	1.00	180.00	180.00
CR#2 S2026				
	06/03/2026	2.00	180.00	360.00
CR 3 S2026 AMENITY PA 1, & PA # 8 CR 4 S2026				
	Subtotal	3.00		540.00
	Phase subtotal			540.00
			Invoice total	540.00

Invoice Summary

Description	Contract Amount	Prior Billed	Total Billed	Current Billed	Remaining
PROFESSIONAL SERVICES	0.00	18,072.50	18,612.50	540.00	-18,612.50
Total	0.00	18,072.50	18,612.50	540.00	-18,612.50

TERMS: DUE UPON RECEIPT

Somerset Bay CDD

Meeting Date: July 9, 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:	10:23 AM
Meeting End Time:	10:27 AM
Total Meeting Time:	4 Minutes

Time Over _____ (?) Hours: Total at \$175 per Hour: **ADDITIONAL OR CONTINUED MEETING TIMECARD**

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

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

DM Signature: _____





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

INVOICE

Customer	Somerset Bay Community Development District
Acct #	1154
Date	07/10/2026
Customer Service	Dionna Humphery
Page	1 of 1

Payment Information	
Invoice Summary	\$ 491.82
Payment Amount	
Payment for:	Invoice#33032
TBD	

Thank You

Please detach and return with payment



Customer: Somerset Bay Community Development District

Invoice	Effective	Transaction	Description	Amount
33032	07/10/2026	New business	Policy #TBD 07/10/2026-07/10/2027 DBL Surety, LLC WREC Utility BOnd - New business Due Date: 7/10/2026	491.82

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

Total
\$ 491.82

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

accounting@egisadvisors.com

07/10/2026

583-Irrigation



UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613
P 352.754.4037 ♦ F 352.754.4485 ♦ W www.HernandoCounty.us

July 27, 2026

Ron Bastyr
18125 Wayne Rd
Odessa, FL 33556

Re Project: Somerset Bay - East Monument Sign
10219 Chalmer St

Dear Mr. Bastyr,

Hernando County Utilities Department staff has determined the connection, tap-in and deposit fees for the project. The calculations for the water and sewer meter size are as follows:

Fee Type	Meter Size	Meter Factor	Connection	Tap In Fee	Establish Account Fee	Deposit	Total
Irrigation	1"	2.5	\$ 5,992.50	\$ 1,735.00	\$ 50.00	\$ 250.00	
TOTALS			\$ 5,992.50	\$ 1,735.00	\$ 50.00	\$ 250.00	\$ 8,027.50

Please remit payment in the amount of **\$ 8,027.50** payable to HCUD.

New connection fees are not refundable.

Please sign and complete the enclosed service application. When submitting attach the address letter from Property Appraiser's Address Department, if the project is for multiple properties an address form will need to be submitted for each address.

HCUD requires installation and inspection of approved **Reduced Pressure Zone - Backflow Preventer Assembly (RPZ-BPA)** for potable and irrigation services. For further information please contact HCUD's Backflow Coordinator at (352) 540-4368 Ext 35613 or send email to: wforte@co.hernando.fl.us

Sincerely,

Sandra Arnold

Sandra Arnold | Account Specialist
Hernando County Utilities Department
15365 Cortez Boulevard, 1st Floor
Brooksville, FL 34613
P (352) 540-4368 Ext. 35133
[Email: AccountsSpecialist@co.hernando.fl.us](mailto:AccountsSpecialist@co.hernando.fl.us)

13491 Simmons Lake Rd
Brooksville, FL 34601

Invoice



BILL TO

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	ENCLOSED	
346531	05/29/2026	43.64	05/29/2026		

Please detach top portion and return with your payment.

DESCRIPTION	QTY	RATE	AMOUNT
vs. Notice of Revised Meeting Schedule Somerset Bay Community Development District (n/a, Hernando Sun) Run dates of 5/29/2026	1	43.64	43.64

PAYMENT 0.00
BALANCE DUE **43.64**

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

Invoice

Date	Invoice #
7/2/2026	INV0000110638

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

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

[illegible]

\$4,445.67

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

Return	RET0000001882
Date	5/2/2026
Page	1

Bill To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Ship To:

Somerset Bay CDD
3434 Colwell Avenue
Suite 200
Tampa FL 33614

Purchase Order No.	Customer ID	Salesperson ID	Shipping Method	Payment Terms	Req Ship Date	Master No.
	00583	SEAN CRAFT			5/2/2026	126,384
Quantity	Item Number	Description	UOM	Discount	Unit Price	Ext. Price
1.00	00583 CDDFC BOND AMO	Bond Amortization Schedules	One	\$0.00	\$600.00	\$600.00

Subtotal	\$600.00
Misc	\$0.00
Tax	\$0.00
Freight	\$0.00
Trade Discount	\$0.00
Total	\$600.00



Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number:
Account Number:
Invoice Date:
Direct Inquiries To:
Phone:

8227805
235572000
06/25/2026
Duffy, Leanne M
(407)-835-3807

Somerset Bay Community Development District
Attn District Manager
3434 Colwell Avenue
Suite 200
Tampa, FL 33614

United States
Somerset Bay Community Development District Capital Improvement Revenue Bonds, Series 2024
(Assessment Area One)

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

STATEMENT SUMMARY

PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.

TOTAL AMOUNT DUE

\$4,256.13

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

Somerset Bay Community Development District
Capital Improvement Revenue Bonds, Series 2024
(Assessment Area One)

Invoice Number:	8227805
Account Number:	235572000
Current Due:	\$4,256.13
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Please mail payments to:
U.S. Bank
CM-9690
PO BOX 70870
St. Paul, MN 55170-9690





Corporate Trust Services
EP-MN-WN3L
60 Livingston Ave.
St. Paul, MN 55107

Invoice Number: 8227805
Invoice Date: 06/25/2026
Account Number: 235572000
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Somerset Bay Community Development District
Capital Improvement Revenue Bonds, Series 2024
(Assessment Area One)

Accounts Included 235572000 235572001 235572002 235572003 235572004 235572005
In This Relationship: 235572006

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 06/01/2026 - 05/31/2027				\$3,950.00
Incidental Expenses 06/01/2026 to 05/31/2027	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13



**WITHLACOOCHIE 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 **06/19/2026**
Amount Due **1,707.05**
Current Charges Due **07/16/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

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

ELECTRIC SERVICE

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

Comparative Usage Information

Period	Days	Average kWh Per Day
--------	------	---------------------

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



2 0 1 9 7 1 1 8

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

Previous Balance **1,702.08**
Payment **1,702.08CR**
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 @ 0.04700	65.19
Poles (QTY 73)	657.00
FL Gross Receipts Tax	2.91
State Tax	110.41
Hernando County Tax	7.95

Total Current Charges **1,707.05**
Total Due **1,707.05** Please Pay

JUN 25 2026

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

**WITHLACOOCHIE 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: **06/19/2026**

Use above space for address change ONLY.

District: WH14

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

Current Charges Due Date	07/16/2026
TOTAL CHARGES DUE	1,707.05
Total Charges Due After Due Date	1,732.66

2348239

WH14

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



000234823900017070500017326605

**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 **06/17/2026**
Amount Due **416.77**
Current Charges Due **07/14/2026**

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
05/14	5783	06/12	8925				3142

Comparative Usage Information

Period	Days	Average kWh Per Day
Jun 2026	29	108
May 2026	29	69
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 **273.92**
Payment **273.92CR**
Balance Forward **0.00**

Customer Charge **39.16**
Energy Charge 3,142 KWH @ 0.06090 **191.35**
Fuel Adjustment 3,142 KWH @ 0.04700 **147.67**
FL Gross Receipts Tax **9.69**
State Tax **26.96**
Hernando County Tax **1.94**

Total Current Charges **416.77**
Total Due **416.77** Please Pay

JUN 22 2026

**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: **06/17/2026**

Use above space for address change ONLY.

District: WH12

2393793 WH12
SOMERSET BAY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

Current Charges Due Date	07/14/2026
TOTAL CHARGES DUE	416.77
Total Charges Due After Due Date	423.02

000239379300004167700004230207

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

Assistant Secretary

Somerset Bay Community Development District

Paid Operation & Maintenance Expenditures

August 1, 2026 Through August 31, 2026

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Egis Insurance Advisors, LLC	100229	33414	Bond Renewal - Utility 08/26	\$ 23.00
Hernando County Utilities	100230	583-Irrigation	Utility Services 07/26	\$ 8,027.50
Hernando County Utilities	100230	583-Irrigation Fee	Utility Services 08/26	\$ 401.38
Withlacoochee River Electric Cooperative, Inc.	20260811-1	2348239-072226 ACH	Electric Services 07/26	\$ 1,711.63
Withlacoochee River Electric Cooperative, Inc.	20260811-1	2393793-072026 ACH	Electric Services 07/26	<u>\$ 486.56</u>
Report Total				<u>\$ 10,650.07</u>



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

INVOICE

Customer	Somerset Bay Community Development District
Acct #	1154
Date	08/04/2026
Customer Service	Dionna Humphery
Page	1 of 1

Payment Information	
Invoice Summary	\$ 23.00
Payment Amount	
Payment for:	Invoice#33414
TBD	

Thank You

Please detach and return with payment



Customer: Somerset Bay Community Development District

Invoice	Effective	Transaction	Description	Amount
33414	07/31/2026	Policy change	Policy #TBD 07/10/2026-07/10/2027 DBL Surety, LLC Utility Bond - Increase amount Due Date: 8/4/2026	23.00

Total

\$ 23.00

Thank You

Remit Payment To: Egis Insurance Advisors

(321)233-9939

Date

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

accounting@egisadvisors.com

08/04/2026

583-Irrigation



UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613
P 352.754.4037 ♦ F 352.754.4485 ♦ W www.HernandoCounty.us

July 27, 2026

Ron Bastyr
18125 Wayne Rd
Odessa, FL 33556

Re Project: Somerset Bay - East Monument Sign
10219 Chalmer St

Dear Mr. Bastyr,

Hernando County Utilities Department staff has determined the connection, tap-in and deposit fees for the project. The calculations for the water and sewer meter size are as follows:

Fee Type	Meter Size	Meter Factor	Connection	Tap In Fee	Establish Account Fee	Deposit	Total
Irrigation	1"	2.5	\$ 5,992.50	\$ 1,735.00	\$ 50.00	\$ 250.00	
TOTALS			\$ 5,992.50	\$ 1,735.00	\$ 50.00	\$ 250.00	\$ 8,027.50

Please remit payment in the amount of **\$ 8,027.50** payable to HCUD.

New connection fees are not refundable.

Please sign and complete the enclosed service application. When submitting attach the address letter from Property Appraiser's Address Department, if the project is for multiple properties an address form will need to be submitted for each address.

HCUD requires installation and inspection of approved **Reduced Pressure Zone - Backflow Preventer Assembly (RPZ-BPA)** for potable and irrigation services. For further information please contact HCUD's Backflow Coordinator at (352) 540-4368 Ext 35613 or send email to: wforte@co.hernando.fl.us

Sincerely,

Sandra Arnold

Sandra Arnold | Account Specialist
Hernando County Utilities Department
15365 Cortez Boulevard, 1st Floor
Brooksville, FL 34613
P (352) 540-4368 Ext. 35133
[Email: AccountsSpecialist@co.hernando.fl.us](mailto:AccountsSpecialist@co.hernando.fl.us)

583-Irrigation Fee

We received Check #100228 for \$8027.50 for new connection of services. The check came back returned as an NSF.

Services charges will be applied to the account BY00002-00 due to the NSF.

We will need a new payment for \$8428.88 (includes NSF charges of \$401.38) by 8/31/26 either by certified mail or in person to ensure we receive it, or Permitting will be notified.

Thank you.



Jolene Ewing | Accounting Clerk III

Hernando County Utilities Department

15365 Cortez Boulevard, 1st Floor

Brooksville, FL 34613

P (352) 754-4037 option 6

Email: HCUDCS@hernandocounty.us

Website: <https://www.hernandocounty.us/departments/departments-n-z/utilities>

Invoice Cloud: <https://www.invoicecloud.com/hernandocounty>

Sign up to receive the [Hernando Highlights](#) monthly newsletter!

**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 **07/22/2026**
Amount Due **1,711.63**
Current Charges Due **08/14/2026**

District Office Serving You
West Hernando

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

See Reverse Side For More Information

ELECTRIC SERVICE

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

Comparative Usage Information
Average kWh
Period Days Per Day

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



2 0 1 9 7 1 1 8

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

Previous Balance
Payment
Balance Forward

1,707.05
1,707.05CR
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 @ 0.05000	69.35
Poles (QTY 73)	657.00
FL Gross Receipts Tax	3.01
State Tax	110.71
Hernando County Tax	7.97

Total Current Charges	1,711.63
Total Due	1,711.63

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: 07/22/2026

District: WH14

Use above space for address change ONLY.



22
9 - 7287

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

WH14



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

Current Charges Due Date	08/14/2026
TOTAL CHARGES DUE	1,711.63
Total Charges Due After Due Date	1,737.30

000234823900017116300017373009

**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 **07/20/2026**
Amount Due **486.56**
Current Charges Due **08/12/2026**

District Office Serving You
West Hernando

See Reverse Side For More Information

Service Address **9585 BAY DR**
Service Description **WELL**
Service Classification **General Service Non-Demand**

ELECTRIC SERVICE

From Date	Reading	To Date	Reading	Multiplier	Dem. Reading	KW Demand	kWh Used
06/12	8925	07/15	12553				3628

Comparative Usage Information
Average kWh

Period	Days	Per Day
Jul 2026	33	11.0
Jun 2026	29	108
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 **416.77**
Payment
Balance Forward **416.77CR** **0.00**

JUL 24 2026

Customer Charge **39.16**
Energy Charge 3,628 KWH @ 0.06090 **220.95**
Fuel Adjustment 3,628 KWH @ 0.05000 **181.40**
FL Gross Receipts Tax **11.32**
State Tax **31.47**
Hernando County Tax **2.26**

Total Current Charges **486.56**
Total Due **486.56** Please Pay

**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: **07/20/2026**

Use above space for address change ONLY.

District: WH12

2393793 **WH12**
SOMERSET BAY CDD
3434 COLWELL AVE STE 200
TAMPA FL 33614-8390

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

Current Charges Due Date	08/12/2026
TOTAL CHARGES DUE	486.56
Total Charges Due After Due Date	493.86

000239379300004865600004938608

Tab 6

**SET BAY COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION ACCOUNT SERIES 2026
REQUISITION RECAP
FOR BOARD APPROVAL OCTOBER 1, 2026**

[illegible]

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 30, 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 3	Ovida Construction Group, Inc.	\$108,448.17

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
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 30, 2026

(A) Requisition Number: **CR 3**

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

(C) Amount Payable: **\$108,448.17**

(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 #8 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 CR4 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ovida Construction Group Inc. Pay App #8	\$108,448.17	\$0.00	\$108,448.17

TOTAL REIMBURSEMENT DUE

\$108,448.17

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



APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Somerset Land LLC 18125 Wayne Road Odessa FL 33556	PROJECT:	Somerset Bay 9835 Bay Drive Spring Hill FL 34608	APPLICATION NO:	8	Distribution to:
FROM	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		PERIOD TO:	05/31/2026	
CONTRACTOR:				CONTRACT FOR:	Somerset Bay	
				CONTRACT DATE:		
				PROJECT NOS:		

☒	OWNER
☒	ARCHITECT
☒	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)	489,363.92
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	48,936.39
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)	48,936.39
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	440,427.53
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	331,979.36
8. CURRENT PAYMENT DUE	108,448.17
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	3,382,718.47

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.

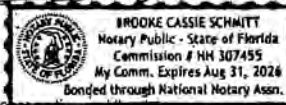
CONTRACTOR: [Signature] Date: 05/28/2026

State of: Florida County of: Seminole

Subscribed and sworn to before me this 28 day of May, 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 documents 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.....\$ 108,448.17

(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:

By: [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 CDS 6/3/26 items only*

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 8
APPLICATION DATE: 05/27/2026
PERIOD TO: 05/31/2026
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	5,500.00						5,500.00	
SIDEWALKS	875,247.00	175,049.40			175,049.40	20.00	700,197.60	17,504.94
POOL & POOL CONNECTIONS	124,606.00						124,606.00	
POOL DECK & TRENCH DRAIN	25,453.00						25,453.00	
POOL FENCE/GATES	4,950.00						4,950.00	
POOL EQUIPMENT ENCLOSURE	115,000.00						115,000.00	
TOT LOT (ALLOWANCE)	39,918.00						39,918.00	
TOT LOT & DOG PARK FENCE/GAT	15,000.00						15,000.00	
DOG PARK TOY (ALLOWANCE)	162,260.00						162,260.00	
PICKLEBALL COURTS	38,333.00						38,333.00	
POOL DECK TRELLISES	280,486.00	56,097.20	28,048.60		84,145.80	30.00	196,340.20	8,414.58
MAIL KIOSK & CBUS	45,016.00						45,016.00	
POOL FURNITURE	133,586.00						133,586.00	
ENTRY TOWER W/ELECTRIC	88,356.00	35,342.40	35,342.40		70,684.80	80.00	17,671.20	7,068.48
2 ENTRY SIGNS W/ELECTRIC								
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: 8
APPLICATION DATE: 05/27/2026
PERIOD TO: 05/31/2026
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	
POOL 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 (ALLOWANCE)	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		9,600.00		9,600.00	16.00	50,400.00	960.00
PERFORMANCE & PAYMENT BON	38,000.00	38,000.00			38,000.00	100.00		3,800.00
GENERAL LIABILITY INSURANCE	38,000.00		6,080.00		6,080.00	16.00	31,920.00	608.00
PROJECT MANAGEMENT	135,000.00	33,750.00	10,800.00		44,550.00	33.00	90,450.00	4,455.00
GC FEE	382,837.00	30,626.96	30,626.96		61,253.92	16.00	321,583.08	6,125.39
Totals:	3,823,146.00	368,865.96	120,497.96		489,363.92	12.80	3,333,782.08	48,936.39

OVIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 108,448.17 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Somerset Bay Community Development District through May 31, 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: May 28, 2026

Lienors Name: Ovida Construction Group, Inc.

By: _____

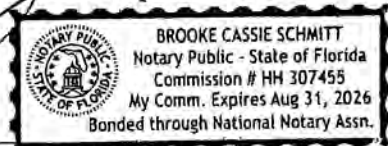
Printed Name: Zach Barber

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 28 day of May, 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.

Brooke Schmitt



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.

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 30, 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 4	Goodwin Bros Construction, Inc.	\$15,709.85

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
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 30, 2026

(A) Requisition Number: **CR 4**

(B) Name of Payee: **Goodwin Bros. Construction, Inc
PO Box 1689
Brooksville, FL 34605**

(C) Amount Payable: **\$15,709.85**

(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 #1 for Project Somerset Amenity Center**

(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.

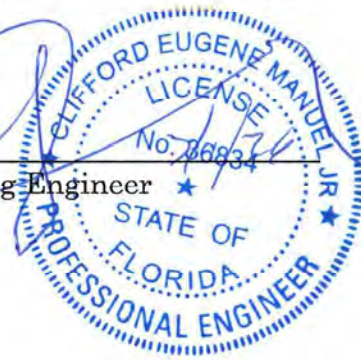
**SOMERSET BAY COMMUNITY
DEVELOPMENT DISTRICT**

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 CR3 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Goodwin Bros. Construction Pay App #1	\$15,709.85	\$0.00	\$15,709.85

TOTAL REIMBURSEMENT DUE

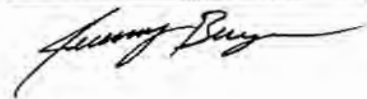
\$15,709.85

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 #368934
Coastal Engineering Associates, Inc.

Date:

Reviewed For Accuracy



TO (OWNER):		PROJECT:		APPLICATION NO.:	
SOMERSET LAND, LLC 18125 WAYNE RD ODESSA, FL 33558		SOMERSET AMENITY CENTER		1	
FROM (CONTRACTOR):		VIA PROFESSIONAL (Architect/Engineer):		PERIOD TO:	
GOODWIN BROS CONSTRUCTION PO BOX 1689 BROOKSVILLE FL 34805		COASTAL ENGINEERING		5/27/2026	
				CONTRACT DATE:	

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY			
C/O NUMBER	DATE APPROVED	ADDITIONS	DEDUCTIONS
TOTALS			
NET CHANGE BY CHANGE ORDER			

The undersigned CONTRACTOR certifies that to the best of the CONTRACTOR's knowledge, information and belief that (1) the WORK covered by this APPLICATION FOR PAYMENT has been completed in accordance with the Contract Documents; (2) that all previous progress payment received on account of WORK done under the CONTRACT referred to above have been applied to discharge in full all obligations of the CONTRACTOR which have incurred in connection with the WORK covered by prior APPLICATIONS FOR PAYMENT numbered 1 through 1 inclusive, (3) that title to all materials and equipment incorporated in said WORK or otherwise let in or covered by this APPLICATION FOR PAYMENT will pass to HERNANDO COUNTY (Owner) at time of payment free and clear of all liens, claims, security interests and encumbrances; and (4) that the current payment shown herein is now due CONTRACTOR.

CONTRACTOR CERTIFICATION:

By:

DATE: _____

NOTARY SEAL

State of FLORIDA

Subscribed and sworn to before me this

Notary Public

My Commission expires _____

JENNIFER DELUCCO

MY COMMISSION # HH-689599

~~EXPIRES: June 18, 2029~~

PROFESSIONAL'S RECOMMENDATION OF PAYMENT (Architect/Engineer):

In accordance with contract Documents, based on on-site observations and the data comprising the above application, the PROFESSIONAL hereby certifies that the information furnished by the CLIENT is true and correct.

(OWNER), that to the best of the PROFESSIONAL'S knowledge, information and belief, the WORK is in accordance with the Contract Documents and the APPLICATION FOR PAY

(with supporting documentation) meets the requirements of the Contract Documents and payment of the AMOUNT DUE THIS PAYMENT APPLICATION is recommended.

DATE: Jan 2 20 24 Carol Colony Big Page 2

DATED: June 2, 2020 Credit Bureau By: [Signature]

COUNTY'S RECOMMENDATION OF PAYMENT:

DATED: _____, 20 ____ AMOUNT APPROVED FOR PAYMENT: _____

BY: _____ TITLE: _____

* Reviewed for CDD eligible items only

AIA DOCUMENT G703

Project Name and Number: SOMERSET AMENITY CENTER

Application for Payment Number: 1

Contractor: Goodwin Bros Construction, Inc.

Application for Payment Date: 5/27/2026

For Work Completed Through: 5/27/2026

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	
ITEM NO.	DESCRIPTION OF WORK	UNIT	SCHEDULED QUANTITY	SCHEDULED UNIT VALUE	TOTAL SCHEDULED VALUE (4 x 5)	PREVIOUS QUANTITY	WORK COMPLETED TO DATE TOTAL VALUE (5 x 7)	THIS QUANTITY	PERIOD TOTAL VALUE (5 x 9)	MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE QUANTITY (7 + 9)	VALUE (8 + (10 x 5))	% COMPLETED (12 ÷ 4)	BALANCE OF WORK TO COMPLETE QUANTITY (4 - 11)	VALUE (6 - 12)	RETAINAGE HELD @ 10% (11 x 10%)
GENERAL CONDITIONS																
1	Mobilization	LS	1	\$ 9,750.00	\$ 9,750.00		\$ -	0.200	\$ 1,950.00		0.2	\$ 1,950.00	20.00%	0.8000	\$ 7,800.00	\$ 195.00
2	Construction Layout & Staking	LS	1	\$ 24,915.60	\$ 24,915.60		\$ -	0.170	\$ 4,235.65		0.17	\$ 4,235.65	17.00%	0.8300	\$ 20,679.95	\$ 423.57
3	Construction Testing	LS	1	\$ 10,860.00	\$ 10,860.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 10,860.00	\$ -
4	Construction Entrance	EA	1	\$ 3,684.00	\$ 3,684.00		\$ -	1.000	\$ 3,684.00		1	\$ 3,684.00	100.00%	0.0000	\$ -	\$ 368.40
5	Silt Fence (Type III)	LF	2,755	\$ 3.30	\$ 7,441.50		\$ -		\$ -		0	\$ -	0.00%	2255.0000	\$ 7,441.50	\$ -
CLEARING, EARTHWORK & GRADING																
6	Excavate/Place Onsite Cut to Fill	CY	2,516	\$ 6.03	\$ 15,171.48		\$ -	1258.000	\$ 7,585.74	1258	\$ 7,585.74	50.00%	1258.0000	\$ 7,585.74	\$ 758.57	
7	Excavate/Haul Material to Stockpile	CY	4,586	\$ 5.10	\$ 23,388.60		\$ -		\$ -		0	\$ -	0.00%	4586.0000	\$ 23,388.60	\$ -
8	Final Grading	LS	1	\$ 16,024.39	\$ 16,024.39		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 16,024.39	\$ -
PAVING IMPROVEMENTS																
9	2" Type SP 9.5 Asphalt Paving	SY	3,502	\$ 18.93	\$ 66,292.86		\$ -		\$ -		0	\$ -	0.00%	3502.0000	\$ 66,292.86	\$ -
10	10" Limerock Base-Full Depth In Lieu of Stabilized Subgrade	SY	3,502	\$ 13.71	\$ 47,924.42		\$ -		\$ -		0	\$ -	0.00%	3502.0000	\$ 47,924.42	\$ -
11	1" Type "D" Curb (Trench After Paving)	LF	740	\$ 12.00	\$ 8,880.00		\$ -		\$ -		0	\$ -	0.00%	740.0000	\$ 8,880.00	\$ -
12	4" Concrete Sidewalk- Standard	SF	5,405	\$ 10.20	\$ 55,131.00		\$ -		\$ -		0	\$ -	0.00%	5405.0000	\$ 55,131.00	\$ -
13	4" Concrete Sidewalks w/ Turndown	SF	700	\$ 13.80	\$ 9,660.00		\$ -		\$ -		0	\$ -	0.00%	700.0000	\$ 9,660.00	\$ -
14	Handicapped Ramps w/ Detectable	EA	1	\$ 1,500.00	\$ 1,500.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,500.00	\$ -
15	Striping, Signs & Wheelstops	LS	1	\$ 15,630.00	\$ 15,630.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 15,630.00	\$ -
STORM DRAINAGE SYSTEM																
16	12" ADS for Pool Deck	LF	34	\$ 33.41	\$ 1,135.94		\$ -		\$ -		0	\$ -	0.00%	34.0000	\$ 1,135.94	\$ -
17	12" ADS for Roof Drain	LF	228	\$ 31.34	\$ 7,145.52		\$ -		\$ -		0	\$ -	0.00%	228.0000	\$ 7,145.52	\$ -
18	15" ADS	LF	428	\$ 41.49	\$ 17,757.72		\$ -		\$ -		0	\$ -	0.00%	428.0000	\$ 17,757.72	\$ -
19	18" ADS	LF	308	\$ 47.13	\$ 14,516.04		\$ -		\$ -		0	\$ -	0.00%	308.0000	\$ 14,516.04	\$ -
20	8" PVC Pipe (Roof Drain)	LF	200	\$ 25.33	\$ 5,066.00		\$ -		\$ -		0	\$ -	0.00%	200.0000	\$ 5,066.00	\$ -
21	8" PVC Pipe (Pool Drain)	LF	20	\$ 20.19	\$ 403.80		\$ -		\$ -		0	\$ -	0.00%	20.0000	\$ 403.80	\$ -
22	15" x 12" ADS Wye	EA	1	\$ 1,034.61	\$ 1,034.61		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,034.61	\$ -
23	10" x 12" ADS Wye	EA	1	\$ 1,134.23	\$ 1,134.23		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,134.23	\$ -
24	12" x 12" ADS Wye	EA	8	\$ 703.21	\$ 5,625.68		\$ -		\$ -		0	\$ -	0.00%	8.0000	\$ 5,625.68	\$ -
25	12" x 8" ADS Wye	EA	8	\$ 1,091.86	\$ 8,734.88		\$ -		\$ -		0	\$ -	0.00%	8.0000	\$ 8,734.88	\$ -
26	12" x 6" Molded Watertight Wye	EA	2	\$ 207.95	\$ 415.90		\$ -		\$ -		0	\$ -	0.00%	2.0000	\$ 415.90	\$ -
27	12" ADS 45 Bend	EA	8	\$ 528.19	\$ 4,225.52		\$ -		\$ -		0	\$ -	0.00%	8.0000	\$ 4,225.52	\$ -
28	8" ADS 45 Bend	EA	15	\$ 246.02	\$ 3,720.30		\$ -		\$ -		0	\$ -	0.00%	15.0000	\$ 3,720.30	\$ -
29	8" Watertight 45 Bend	EA	2	\$ 256.13	\$ 512.26		\$ -		\$ -		0	\$ -	0.00%	2.0000	\$ 512.26	\$ -
30	8" x 6" Inline Cleanouts	EA	12	\$ 526.90	\$ 6,322.80		\$ -		\$ -		0	\$ -	0.00%	12.0000	\$ 6,322.80	\$ -
31	18" ADS MES	EA	1	\$ 1,435.48	\$ 1,435.48		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 1,435.48	\$ -
32	Type "C" Inlet	EA	7	\$ 4,604.04	\$ 32,228.28		\$ -		\$ -		0	\$ -	0.00%	7.0000	\$ 32,228.28	\$ -
33	Rip-Rap (Rubble)	SF	500	\$ 20.48	\$ 10,240.00		\$ -		\$ -		0	\$ -	0.00%	500.0000	\$ 10,240.00	\$ -
SANITARY SEWER SYSTEM																
34	4" SDR 26 PVC (0-8 ft)	LF	21	\$ 21.72	\$ 456.12		\$ -		\$ -		0	\$ -	0.00%	21.0000	\$ 456.12	\$ -
35	4" Dia Sanitary Manhole (8-10 ft)	EA	1	\$ 8,580.00	\$ 8,580.00		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 8,580.00	\$ -
36	4" Dia Sanitary Manhole (10-12 ft)	EA	1	\$ 9,416.40	\$ 9,416.40		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 9,416.40	\$ -
37	4" Cleanout	EA	1	\$ 601.20	\$ 601.20		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 601.20	\$ -
38	Rework Existing Bench/Invert SS-72	EA	1	\$ 691.20	\$ 691.20		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 691.20	\$ -
39	Test, Flush, Videotape 8"	LF	320	\$ 10.94	\$ 3,500.80		\$ -		\$ -		0	\$ -	0.00%	320.0000	\$ 3,500.80	\$ -
POTABLE WATER DISTRIBUTION SYSTEM																
40	8" Sleeve Tie-In	EA	1	\$ 5,191.20	\$ 5,191.20		\$ -		\$ -		0	\$ -	#DIV/0!	0.0000	\$ -	\$ -
41	8" C900 DR-14 PVC	LF	240	\$ 52.92	\$ 12,700.80		\$ -		\$ -		0	\$ -	0.00%	1.0000	\$ 5,191.20	\$ -
							\$ -		\$ -		0	\$ -	0.00%	240.0000	\$ 12,700.80	\$ -

42	6" Restraints	EA	9	\$ 231.60	\$ 2,084.40	\$ -	\$ -	0	\$ -	0.00%	9.0000	\$ 2,084.40	\$ -
43	6" R/CMA A-01	EA	1	\$ 32,836.80	\$ 32,836.80	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 32,836.80	\$ -
44	6" MJ 45 Bend	EA	2	\$ 792.00	\$ 1,584.00	\$ -	\$ -	0	\$ -	0.00%	2.0000	\$ 1,584.00	\$ -
45	6" Temporary Blowoff	EA	1	\$ 595.20	\$ 595.20	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 595.20	\$ -
46	6" x 2" T3 Saddle Corp Curb Meter Box	EA	1	\$ 3,843.60	\$ 3,843.60	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 3,843.60	\$ -
47	2" SCH 40 PVC	LF	370	\$ 14.76	\$ 5,461.20	\$ -	\$ -	0	\$ -	0.00%	370.0000	\$ 5,461.20	\$ -
48	2" Fittings	LS	1	\$ 166.80	\$ 166.80	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 166.80	\$ -
49	2" WM R/P2 with Seal	EA	1	\$ 3,090.00	\$ 3,090.00	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 3,090.00	\$ -
50	Fire Hydrant with 6" DR14 and 6" MJ 45	EA	1	\$ 10,512.00	\$ 10,512.00	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 10,512.00	\$ -
51	Sample Points	EA	4	\$ 434.40	\$ 1,737.60	\$ -	\$ -	0	\$ -	0.00%	4.0000	\$ 1,737.60	\$ -
52	Pressure Testing & Chlorination	LS	1	\$ 3,000.00	\$ 3,000.00	\$ -	\$ -	0	\$ -	0.00%	1.0000	\$ 3,000.00	\$ -
TOTAL					\$ 566,058.13	\$ -	\$ 17,455.39		\$ 17,455.39			\$ 548,602.74	\$ 1,745.54

**WAIVER AND RELEASE OF LIEN
UPON PARTIAL PAYMENT**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned for and in consideration **Fifteen Thousand Seven Hundred Nine Dollars and Eighty Five Cents (\$15,709.85)**, and other good and valuable considerations, upon receipt of payment, does hereby waive all rights to claim a lien for labor or materials, or both, furnished up to and including the **27th Day of May, 2026** on the following described property:

**SOMERSET AMENITY CENTER
BROOKSVILLE, HERNANDO COUNTY, FLORIDA**

FURTHERMORE, the undersigned has completed this stage of construction in accordance with the terms of the contract with **Oak Hill Land LLC** and the all bills for materials, labor, or services furnished to the undersigned have been paid through the aforementioned date.

Receipt by the undersigned of the partial payment, under the aforementioned contract, shall constitute full release and discharge by the undersigned to **Oak Hill Land LLC** of any claims arising out of or connected with, or resulting from the performance of the obligations of the contract pursuant to the contract documents.



Signature/Title

Goodwin Bros. Construction, Inc.

Company Name

STATE OF FLORIDA
COUNTY OF HERNANDO

The foregoing instrument was acknowledged before me on this 27 of May, 2026 by David Goodwin of Goodwin Bros. Construction, Inc., a Florida corporation, on behalf of the corporation. He/she is personally known to me.



Notary Public

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

July 24, 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 5	Ovida Construction Group Inc.	\$59,029.34

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
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):

July 21, 2026

(A) Requisition Number: **CR 5**

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

(C) Amount Payable: **\$59,029.34**

(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 #9 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.

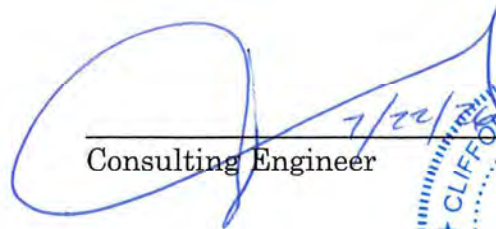
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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

7/22/21



SOMERSET BAY CDD REIMBURSEMENT CR5 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ovda Construction Group Inc. Pay App #9	\$59,029.34	\$0.00	\$59,029.34

TOTAL REIMBURSEMENT DUE \$59,029.34

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.

Reviewed For Accuracy

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

Date:

APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Somerset Land LLC 18125 Wayne Road Odessa FL 33556	PROJECT:	Somerset Bay 9835 Bay Drive Spring Hill FL 34608	APPLICATION NO:	8	Distribution to:
FROM	Ovida Construction Group Inc.	VIA ARCHITECT:		PERIOD TO:	06/30/2026	
CONTRACTOR:	820 W. Broadway Street Suite 3000 Oviedo FL 32765			CONTRACT FOR:	Somerset Bay	
				CONTRACT DATE:		
				PROJECT NOS:		

☒	OWNER
☒	ARCHITECT
☒	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)	554,952.08
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	55,495.21
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)	55,495.21
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	499,456.87
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	440,427.53
8. CURRENT PAYMENT DUE	59,029.34
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	3,323,689.13

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: 06/25/2026
State of: Florida County of: Seminole
Subscribed and sworn to before me this 25 day of June 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.....\$

(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:
By: _____ Date: _____

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.

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 9
APPLICATION DATE: 06/24/2026
PERIOD TO: 06/30/2026
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	84,145.80			84,145.80	30.00	196,340.20	8,414.58
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	70,684.80	17,671.20		88,356.00	100.00		8,835.60
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: 9
APPLICATION DATE: 06/24/2026
PERIOD TO: 06/30/2026
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 (ALLOWANCE)	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	9,600.00	4,800.00		14,400.00	24.00	45,600.00	1,440.00
PERFORMANCE & PAYMENT BON	38,000.00	38,000.00			38,000.00	100.00		3,800.00
GENERAL LIABILITY INSURANCE	38,000.00	6,080.00	3,040.00		9,120.00	24.00	28,880.00	912.00
PROJECT MANAGEMENT	135,000.00	44,550.00	9,450.00		54,000.00	40.00	81,000.00	5,400.00
GC FEE	382,837.00	61,253.92	30,626.96		91,880.88	24.00	290,956.12	9,188.09
Totals:	3,823,146.00	489,363.92	65,588.16		554,952.08	14.52	3,268,193.92	55,495.21

VIDA

Construction Group Inc.

WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

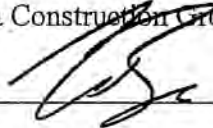
The undersigned lienor, in consideration of the sum of \$ 59,029.34 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Somerset Bay Community Development District through June 30, 2026, on the following described property:

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: June 25, 2026

Lienors Name: Ovida Construction Group, Inc.

By: 

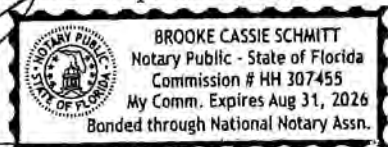
Printed Name: Zach Barber

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 25 day of June, 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.

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

July 24, 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 UPS

REQUISITION NO.	PAYEE	AMOUNT
CR 6	RIPA & Associates, LLC	\$9,963.00

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
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):

July 21, 2026

(A) Requisition Number: **CR 6**

(B) Name of Payee: **RIPA & Associates, LLC
1409 Tech Blvd., Suite 1
Tampa, FL 33619**

(C) Amount Payable: **\$9,963.00**

(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 #1 for Project 26-2348 Somerset Phase 2**

(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 PH 2 CDD REIMBURSEMENT CR6 52026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ripa (Pay App # 1)	\$9,963.00	\$0.00	\$9,963.00

TOTAL REIMBURSEMENT DUE

\$9,963.00

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

Anthony Dyer 7/2/26

APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: RA260685

To Owner: Somerset Land, LLC

Project: 26-2348- Somerset Phase 2

Application No.: 1

Distribution to:
☐ Owner
☐ Engineer
☐ Contractor

Period To: 6/30/2026

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

Via Engineer:

Project Nos: 26-2348-

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum	\$4,282,870.25
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$4,282,870.25
4. Total Completed and Stored To Date	\$11,070.00
5. Retainage:	
a. 10.00% of Completed Work	\$1,107.00
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$1,107.00
6. Total Earned Less Retainage	\$9,963.00
7. Less Previous Certificates For Payments	\$0.00
8. Current Payment Due This Application	\$9,963.00
9. Balance To Finish, Plus Retainage	\$4,272,907.25
10. Previous Applications Unpaid	\$0.00
11. Total Amount Unpaid to Date	\$9,963.00

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

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

CONTRACTOR: RIPA & Associates, LLC

By: *Tim Badyk* Date: 6/26/26

Tim Badyk, Project Manager

State of Florida

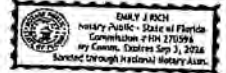
Subscribed and sworn to before me this 26

Notary Public:

My Commission expires:

Emory J. Rich

County of: Hillsborough
 day of June 2026



ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$9,963.00

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

ENGINEER:

By: *Emory J. Rich* Date: 7/2/26

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

* Reviewed for CDD eligible items only

CONTINUATION SHEET

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

Application No. : 1
Application Date : 06/30/26
From: 06/01/26
To: 06/30/26

Invoice #: RA260685 Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
	GENERAL CONDITIONS													
1001	MOBILIZATION	0.00	LS	0.00	72,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	72,000.00	0.00
1002	NPDES COMPLIANCE	0.00	LS	0.00	7,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,750.00	0.00
1003	MAINTENANCE OF TRAFFIC	0.00	LS	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00	0.00
1004	SURVEY & AS-BUILTS	0.00	LS	0.00	123,000.00	0.00	0.00	0.00	11,070.00	0.00	11,070.00	9.00%	111,930.00	1,107.00
1005	GEOTECHNICAL & MATERIAL TESTING - BY OWNER	0.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1006	CONSTRUCTION ENTRANCE	1.00	EA	5,950.00	5,950.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	5,950.00	0.00
1007	SILT FENCE	6,300.00	LF	1.70	10,710.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	10,710.00	0.00
	GENERAL CONDITIONS Totals	6,301.00			221,910.00	0.00	0.00	0.00	11,070.00	0.00	11,070.00	4.99%	210,840.00	1,107.00
	EARTHWORK													
1008	CLEARING & GRUBBING	0.00	LS	0.00	158,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	158,000.00	0.00
1009	DISC / PREP SITE	0.00	LS	0.00	38,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00	0.00
1010	SITE EXCAVATION	233,855.00	CY	3.65	853,570.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	853,570.75	0.00
1011	EXCESS	0.00	CY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1012	LOAD STOCKPILE TO HAUL OFF	0.00	CY	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1013	SOD 2' BOC / EOP - BAHIA	2,050.00	SY	3.50	7,175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,175.00	0.00
1014	SOD POND SLOPES - BAHIA	25,080.00	SY	3.50	87,780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	87,780.00	0.00
1015	SEED & MULCH DISTURBED AREAS / POND BOTTOMS	152,820.00	SY	0.40	61,128.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	61,128.00	0.00
1016	ANCHOR BLOCK RETAINING WALL (NO FENCE / RAILING)	592.00	LF	125.00	74,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	74,000.00	0.00
1017	FINAL GRADING	0.00	LS	0.00	47,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	47,000.00	0.00
	EARTHWORK Totals	414,397.00			1,326,653.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,326,653.75	0.00
	BASE & PAVING WEST													
1018	1" TYPE SP 9.5 ASPHALT - FINAL LIFT	12,490.00	SY	12.60	157,374.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	157,374.00	0.00
1019	1" TYPE SP 9.5 ASPHALT - FIRST LIFT	12,490.00	SY	13.15	164,243.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	164,243.50	0.00
1020	6" LIMEROCK BASE (LBR 100)	12,490.00	SY	13.20	164,868.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	164,868.00	0.00

CONTINUATION SHEET

Page 3 of 5

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

Application No. : 1
Application Date : 06/30/26
From: 06/01/26
To: 06/30/26

Invoice # : RA260685

Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1021	12" STABILIZED SUBGRADE (LBR-40)	12,490.00	SY	9.85	123,026.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	123,026.50	0.00
1022	STABILIZED CURB PAD	9,220.00	LF	3.35	30,887.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,887.00	0.00
1023	MIAMI CURB	9,220.00	LF	21.70	200,074.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	200,074.00	0.00
1024	4" CONCRETE SIDEWALK W/ FIBER	1,800.00	SF	7.00	12,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,600.00	0.00
1025	5' ADA HANDICAPPED RAMP	10.00	EA	950.00	9,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	9,500.00	0.00
1026	SIGNAGE & STRIPING	0.00	LS	0.00	15,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,100.00	0.00
	BASE & PAVING WEST Totals	70,210.00			877,673.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	877,673.00	0.00
	STORM DRAINAGE WEST													
1027	18" HP STORM	1,470.00	LF	58.00	85,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	85,260.00	0.00
1028	24" HP STORM	1,250.00	LF	82.00	102,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	102,500.00	0.00
1029	30" HP STORM	1,090.00	LF	120.00	130,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	130,800.00	0.00
1030	36" HP STORM	700.00	LF	140.00	98,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	98,000.00	0.00
1031	42" HP STORM	150.00	LF	185.00	27,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	27,750.00	0.00
1032	TYPE C GRATE INLET	1.00	EA	2,300.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	2,300.00	0.00
1033	TYPE H 4 GRATE INLET	1.00	EA	10,500.00	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	10,500.00	0.00
1034	TYPE V GRATE INLET	24.00	EA	6,250.00	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	150,000.00	0.00
1035	TYPE V/J GRATE INLET	4.00	EA	9,300.00	37,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	37,200.00	0.00
1036	TYPE P MANHOLE	10.00	EA	5,400.00	54,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	54,000.00	0.00
1037	TYPE J MANHOLE	4.00	EA	7,600.00	30,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,400.00	0.00
1038	36" HP MES	2.00	EA	3,650.00	7,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,300.00	0.00
1039	RIP RAP @ END SECTION	2.00	EA	670.00	1,340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,340.00	0.00
1040	DEWATERING	4,660.00	LF	2.40	11,184.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	11,184.00	0.00
1041	STORM SEWER TESTING	4,660.00	LF	8.35	38,911.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,911.00	0.00
	STORM DRAINAGE WEST Totals	14,028.00			787,445.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	787,445.00	0.00
	SANITARY SEWER WEST													
1042	CONNECT TO EXISTING MANHOLE	2.00	EA	8,600.00	17,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	17,200.00	0.00

CONTINUATION SHEET

Page 4 of 5

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

Application No. : 1
Application Date : 06/30/26
From: 06/01/26
To: 06/30/26

Invoice #: RA260685

Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work In Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1043	8" PVC (0-6' CUT)	425.00	LF	30.00	12,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,750.00	0.00
1044	8" PVC (6'-8' CUT)	1,625.00	LF	31.00	50,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	50,375.00	0.00
1045	8" PVC (8'-10' CUT)	1,350.00	LF	33.75	45,562.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	45,562.50	0.00
1046	8" PVC (10'-12' CUT)	595.00	LF	38.50	22,907.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	22,907.50	0.00
1047	8" PVC (12'-14' CUT)	190.00	LF	42.75	8,122.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,122.50	0.00
1048	8" PVC (14'-16' CUT)	120.00	LF	64.35	7,722.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,722.00	0.00
1049	SANITARY MANHOLE (0'-6' CUT)	3.00	EA	5,550.00	16,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	16,650.00	0.00
1050	SANITARY MANHOLE (6'-8' CUT)	9.00	EA	6,200.00	55,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	55,800.00	0.00
1051	SANITARY MANHOLE (8'-10' CUT)	9.00	EA	6,950.00	62,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	62,550.00	0.00
1052	SANITARY MANHOLE (10'-12' CUT)	2.00	EA	7,950.00	15,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,900.00	0.00
1053	SINGLE SERVICE	31.00	EA	1,400.00	43,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	43,400.00	0.00
1054	DOUBLE SERVICE	69.00	EA	1,700.00	117,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	117,300.00	0.00
1055	DEWATERING	4,305.00	LF	15.50	66,727.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	66,727.50	0.00
1056	SANITARY SEWER TESTING	4,305.00	LF	14.00	60,270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	60,270.00	0.00
	SANITARY SEWER WEST Totals	13,040.00			603,237.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	603,237.00	0.00
	WATERMAIN WEST													
1057	CONNECT TO EXISTING 8" WATERMAIN	2.00	EA	1,650.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,300.00	0.00
1058	TEMPORARY JUMPER	1.00	EA	7,400.00	7,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,400.00	0.00
1059	8" PVC WATER MAIN (DR 18)	4,400.00	LF	34.00	149,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	149,600.00	0.00
1060	4" PVC WATER MAIN (DR 18)	770.00	LF	19.00	14,630.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	14,630.00	0.00
1061	8" GATE VALVE ASSEMBLY	12.00	EA	2,875.00	34,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	34,500.00	0.00
1062	4" GATE VALVE ASSEMBLY	2.00	EA	1,700.00	3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,400.00	0.00
1063	8" MJ BEND	37.00	EA	640.00	23,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	23,680.00	0.00
1064	4" MJ BEND	19.00	EA	340.00	6,460.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	6,460.00	0.00
1065	8" MJ TEE	4.00	EA	1,050.00	4,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	4,200.00	0.00
1066	4" MJ TEE	2.00	EA	520.00	1,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,040.00	0.00
1067	8"x4" MJ CROSS	2.00	EA	950.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,900.00	0.00

Page 5 of 5

Application No. : 1
Application Date : 06/30/26
From: 06/01/26
To: 06/30/26

[illegible]

Conditional Waiver and Release of Lien

Upon the receipt and clearance of the check, undersigned Lienor, in consideration of the sum of \$ 9,963.00 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 6/30/2026 to Somerset Land LLC on the job of Somerset Phase 2 on the following described property:

Ripa Job # 26-2348

Somerset Phase 2

0 Bay Drive

Springhill, FL 34608

Upon receipt of check the undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project will be paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 6/30/26

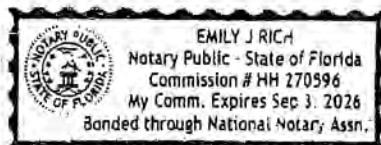
Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of June, 2026 by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the CFO and who is ☐ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:
(Signature of Notary Public – State of Florida)



Emily J. Rich

Notary Public
Emily J. Rich

Printed Name of Notary Public

My Commission Expires: _____

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

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

August 6, 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 UPS

REQUISITION NO.	PAYEE	AMOUNT
CR 7	RIPA & Associates, LLC	\$40,108.50

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
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):

August 4, 2026

(A) Requisition Number: **CR 7**

(B) Name of Payee: **RIPA & Associates, LLC
1409 Tech Blvd., Suite 1
Tampa, FL 33619**

(C) Amount Payable: **\$40,108.50**

(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 #2 for Project 26-2348 Somerset Phase 2**

(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.

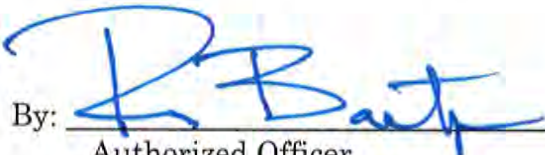
The undersigned hereby further certifies that there has not been filed with or

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 PH 2 CDD REIMBURSEMENT CR7 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	R/pa (Pay App # 2)	\$40,108.50	\$30,110.63	\$9,997.87

TOTAL REIMBURSEMENT DUE

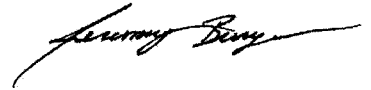
\$9,997.87

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



APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: RA260775

To Owner: Somerset Land, LLC

Project: 26-2348- Somerset Phase 2

Application No.: 2

Distribution to:

☐ Owner
☐ Engineer
☐ Contractor

Period To: 7/31/2026

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

Via Engineer:

Project Nos: 26-2348-

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum	\$4,282,870.25
2. Net Change By Change Order	\$0.00
3. Contract Sum To Date	\$4,282,870.25
4. Total Completed and Stored To Date	\$55,635.00
5. Retainage:	
a. 10.00% of Completed Work	\$5,563.50
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$5,563.50
6. Total Earned Less Retainage	\$50,071.50
7. Less Previous Certificates For Payments	\$9,963.00
8. Current Payment Due This Application	\$40,108.50
9. Balance To Finish, Plus Retainage	\$4,232,798.75
10. Previous Applications Unpaid	\$0.00
11. Total Amount Unpaid to Date	\$40,108.50

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

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

CONTRACTOR: RIPA & Associates, LLC

By: Tim Badyk Date: 7/30/26

Tim Badyk, Project Manager

State of Florida

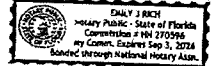
Subscribed and sworn to before me this 30

County of: Hillsborough
day of July 2026

Notary Public:

My Commission expires:

Erney & Lieb



ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$40,108.50

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

ENGINEER:

By: Erney & Lieb Date: 7/31/26

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

* Reviewed for CDD eligible items only

CONTINUATION SHEET

Page 2 of 5

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

Application No. : 2
Application Date : 07/31/26
From: 07/01/26
To: 07/31/26

Invoice # : RA260775

Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date												
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date	
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application					
	GENERAL CONDITIONS														
1001	MOBILIZATION	0.00	LS	0.00	72,000.00	0.00	0.00	0.00	10,800.00	0.00	10,800.00	15.00%	61,200.00	1,080.00	
1002	NPDES COMPLIANCE	0.00	LS	0.00	7,750.00	0.00	0.00	0.00	775.00	0.00	775.00	10.00%	6,975.00	77.50	
1003	MAINTENANCE OF TRAFFIC	0.00	LS	0.00	2,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	2,500.00	0.00	
1004	SURVEY & AS-BUILTS	0.00	LS	0.00	123,000.00	0.00	0.00	0.00	3,690.00	11,070.00	14,760.00	12.00%	108,240.00	1,476.00	
1005	GEOTECHNICAL & MATERIAL TESTING - BY OWNER	0.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
1006	CONSTRUCTION ENTRANCE	1.00	EA	5,950.00	5,950.00	1.00	0.00	1.00	5,950.00	0.00	5,950.00	100.00%	0.00	595.00	
1007	SILT FENCE	6,300.00	LF	1.70	10,710.00	6,300.00	0.00	6,300.00	10,710.00	0.00	10,710.00	100.00%	0.00	1,071.00	
	GENERAL CONDITIONS Totals	6,301.00			221,910.00	6,301.00	0.00	6,301.00	31,925.00	11,070.00	42,995.00	19.37%	178,915.00	4,299.50	
	EARTHWORK														
1008	CLEARING & GRUBBING	0.00	LS	0.00	158,000.00	0.00	0.00	0.00	12,640.00	0.00	12,640.00	8.00%	145,360.00	1,264.00	
1009	DISC / PREP SITE	0.00	LS	0.00	38,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00	0.00	
1010	SITE EXCAVATION	233,855.00	CY	3.65	853,570.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	853,570.75	0.00	
1011	EXCESS	0.00	CY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
1012	LOAD STOCKPILE TO HAUL OFF	0.00	CY	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00	
1013	SOD 2' BOC / EOP - BAHIA	2,050.00	SY	3.50	7,175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,175.00	0.00	
1014	SOD POND SLOPES - BAHIA	25,080.00	SY	3.50	87,780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	87,780.00	0.00	
1015	SEED & MULCH DISTURBED AREAS / POND BOTTOMS	152,820.00	SY	0.40	61,128.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	61,128.00	0.00	
1016	ANCHOR BLOCK RETAINING WALL (NO FENCE / RAILING)	592.00	LF	125.00	74,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	74,000.00	0.00	
1017	FINAL GRADING	0.00	LS	0.00	47,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	47,000.00	0.00	
	EARTHWORK Totals	414,397.00			1,326,653.75	0.00	0.00	0.00	12,640.00	0.00	12,640.00	0.95%	1,314,013.75	1,264.00	
	BASE & PAVING WEST														
1018	1" TYPE SP 9.5 ASPHALT - FINAL LIFT	12,490.00	SY	12.60	157,374.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	157,374.00	0.00	
1019	1" TYPE SP 9.5 ASPHALT - FIRST LIFT	12,490.00	SY	13.15	164,243.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	164,243.50	0.00	
1020	6" LIMEROCK BASE (LBR 100)	12,490.00	SY	13.20	164,868.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	164,868.00	0.00	

CONTINUATION SHEET

Page 3 of 5

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

Application No. : 2

Application Date : 07/31/26

From: 07/01/26

To: 07/31/26

Invoice # : RA260775

Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Prtce	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1021	12" STABILIZED SUBGRADE (LBR-40)	12,490.00	SY	9.85	123,026.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	123,026.50	0.00
1022	STABILIZED CURB PAD	9,220.00	LF	3.35	30,887.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,887.00	0.00
1023	MIAMI CURB	9,220.00	LF	21.70	200,074.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	200,074.00	0.00
1024	4" CONCRETE SIDEWALK W/ FIBER	1,800.00	SF	7.00	12,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,600.00	0.00
1025	5' ADA HANDICAPPED RAMP	10.00	EA	950.00	9,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	9,500.00	0.00
1026	SIGNAGE & STRIPING	0.00	LS	0.00	15,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,100.00	0.00
	BASE & PAVING WEST Totals	70,210.00			877,673.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	877,673.00	0.00
	STORM DRAINAGE WEST													
1027	18" HP STORM	1,470.00	LF	58.00	85,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	85,260.00	0.00
1028	24" HP STORM	1,250.00	LF	82.00	102,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	102,500.00	0.00
1029	30" HP STORM	1,090.00	LF	120.00	130,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	130,800.00	0.00
1030	36" HP STORM	700.00	LF	140.00	98,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	98,000.00	0.00
1031	42" HP STORM	150.00	LF	185.00	27,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	27,750.00	0.00
1032	TYPE C GRATE INLET	1.00	EA	2,300.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	2,300.00	0.00
1033	TYPE H 4 GRATE INLET	1.00	EA	10,500.00	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	10,500.00	0.00
1034	TYPE V GRATE INLET	24.00	EA	6,250.00	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	150,000.00	0.00
1035	TYPE V/J GRATE INLET	4.00	EA	9,300.00	37,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	37,200.00	0.00
1036	TYPE P MANHOLE	10.00	EA	5,400.00	54,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	54,000.00	0.00
1037	TYPE J MANHOLE	4.00	EA	7,600.00	30,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,400.00	0.00
1038	36" HP MES	2.00	EA	3,650.00	7,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,300.00	0.00
1039	RIP RAP @ END SECTION	2.00	EA	670.00	1,340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,340.00	0.00
1040	DEWATERING	4,660.00	LF	2.40	11,184.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	11,184.00	0.00
1041	STORM SEWER TESTING	4,660.00	LF	8.35	38,911.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,911.00	0.00
	STORM DRAINAGE WEST Totals	14,028.00			787,445.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	787,445.00	0.00
	SANITARY SEWER WEST													
1042	CONNECT TO EXISTING MANHOLE	2.00	EA	8,600.00	17,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	17,200.00	0.00

CONTINUATION SHEET

Page 4 of 5

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

Application No. : 2
Application Date : 07/31/26
From: 07/01/26
To: 07/31/26

Invoice # : RA260775

Contract : 26-2348- Somerset Phase 2

Item No.	Description of Work	Qty	Contract Sum to Date											Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%			
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application					
1043	8" PVC (0-6' CUT)	425.00	LF	30.00	12,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,750.00	0.00	
1044	8" PVC (6'-8' CUT)	1,625.00	LF	31.00	50,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	50,375.00	0.00	
1045	8" PVC (8'-10' CUT)	1,350.00	LF	33.75	45,562.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	45,562.50	0.00	
1046	8" PVC (10'-12' CUT)	585.00	LF	38.50	22,907.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	22,907.50	0.00	
1047	8" PVC (12'-14' CUT)	190.00	LF	42.75	8,122.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,122.50	0.00	
1048	8" PVC (14'-16' CUT)	120.00	LF	64.35	7,722.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,722.00	0.00	
1049	SANITARY MANHOLE (0'-6' CUT)	3.00	EA	5,550.00	16,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	16,650.00	0.00	
1050	SANITARY MANHOLE (6'-8' CUT)	9.00	EA	6,200.00	55,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	55,800.00	0.00	
1051	SANITARY MANHOLE (8'-10' CUT)	9.00	EA	6,950.00	62,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	62,550.00	0.00	
1052	SANITARY MANHOLE (10'-12' CUT)	2.00	EA	7,950.00	15,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,900.00	0.00	
1053	SINGLE SERVICE	31.00	EA	1,400.00	43,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	43,400.00	0.00	
1054	DOUBLE SERVICE	69.00	EA	1,700.00	117,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	117,300.00	0.00	
1055	DEWATERING	4,305.00	LF	15.50	66,727.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	66,727.50	0.00	
1056	SANITARY SEWER TESTING	4,305.00	LF	14.00	60,270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	60,270.00	0.00	
	SANITARY SEWER WEST Totals	13,040.00			603,237.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	603,237.00	0.00	
	WATERMAIN WEST														
1057	CONNECT TO EXISTING 8" WATERMAIN	2.00	EA	1,650.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,300.00	0.00	
1058	TEMPORARY JUMPER	1.00	EA	7,400.00	7,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,400.00	0.00	
1059	8" PVC WATER MAIN (DR 18)	4,400.00	LF	34.00	149,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	149,600.00	0.00	
1060	4" PVC WATER MAIN (DR 18)	770.00	LF	19.00	14,630.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	14,630.00	0.00	
1061	8" GATE VALVE ASSEMBLY	12.00	EA	2,875.00	34,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	34,500.00	0.00	
1062	4" GATE VALVE ASSEMBLY	2.00	EA	1,700.00	3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,400.00	0.00	
1063	8" MJ BEND	37.00	EA	640.00	23,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	23,680.00	0.00	
1064	4" MJ BEND	19.00	EA	340.00	6,460.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	6,460.00	0.00	
1065	8" MJ TEE	4.00	EA	1,050.00	4,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	4,200.00	0.00	
1066	4" MJ TEE	2.00	EA	520.00	1,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,040.00	0.00	
1067	8"x4" MJ CROSS	2.00	EA	950.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,900.00	0.00	

CONTINUATION SHEET

Page 5 of 5

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

Application No. : 2
Application Date : 07/31/26
From: 07/01/26
To: 07/31/26

Invoice # : RA260775 Contract : 26-2348- Somerset Phase 2

Item No.	Description of Work	Qty	Contract Sum to Date											Balance To Finish To Date	Retainage To Date
			Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%			
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application					
1068	8" MJ REDUCER	2.00	EA	490.00	980.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	980.00	0.00	
1069	FIRE HYDRANT ASSEMBLY	9.00	EA	8,900.00	80,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	80,100.00	0.00	
1070	SINGLE SERVICE SHORT	11.00	EA	990.00	10,890.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	10,890.00	0.00	
1071	DOUBLE SERVICE SHORT	42.00	EA	1,100.00	46,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	46,200.00	0.00	
1072	SINGLE SERVICE LONG	3.00	EA	1,100.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,300.00	0.00	
1073	DOUBLE SERVICE LONG	36.00	EA	1,300.00	46,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	46,800.00	0.00	
1074	TEMPORARY BLOWOFF ASSEMBLY	2.00	EA	525.00	1,050.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,050.00	0.00	
1075	SAMPLE POINT	2.00	EA	825.00	1,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,650.00	0.00	
1076	CHLORINE INJECTION POINT	1.00	EA	690.00	690.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	690.00	0.00	
1077	CHLORINATION & PRESSURE TESTING	5,170.00	LF	2.95	15,251.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,251.50	0.00	
1078	6" PVC SLEEVE	760.00	LF	11.75	8,930.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,930.00	0.00	
	WATERMAIN WEST Totals	11,289.00			465,951.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	465,951.50	0.00	
	Adjusted Contract Total				4,282,870.25				44,565.00	11,070.00	55,635.00	1.30%	1,227,235.25	5,563.50	

Conditional Waiver and Release of Lien

Upon the receipt and clearance of the check, undersigned Lienor, in consideration of the sum of \$ 40,108.50 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 7/31/2026 to Somerset Land LLC on the job of Somerset Phase 2 on the following described property:

Ripa Job # 26-2348

Somerset Phase 2

0 Bay Drive

Springhill, FL 34608

Upon receipt of check the undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project will be paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 7/30/26

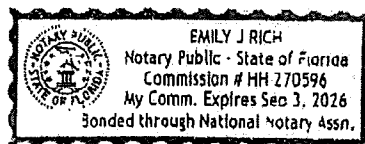
Lienor: Ripa & Associates, LLC
(Company Name)

By: [Signature]
(Signature)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☐ physical presence or ☐ online notarization, this 30 day of July, 2026, by Nolan Line as CFO for Ripa & Associates, LLC to do business in Florida herein identified as the CFO and who is ☐ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:
(Signature of Notary Public – State of Florida)



Emily J. Rich
Notary Public
Emily J. Rich

Printed Name of Notary Public

My Commission Expires: _____

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

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

August 6, 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 8	Ovida Construction Group Inc.	\$73,487.54

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
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):

August 5, 2026

(A) Requisition Number: **CR 8**

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

(C) Amount Payable: **\$73,487.54**

(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 #10 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.

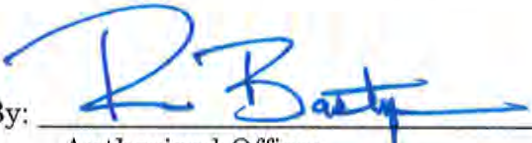
The undersigned hereby further certifies that there has not been filed with or

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 CR8 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ovida Construction Group Inc. (Pay App #10)	\$73,487.54	\$0.00	\$73,487.54

TOTAL REIMBURSEMENT DUE

\$73,487.54

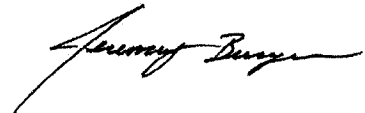
I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

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



APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Somerset Land LLC 18125 Wayne Road Odessa FL 33556	PROJECT:	Somerset Bay 9835 Bay Drive Spring Hill FL 34608	APPLICATION NO:	10	Distribution to:	
				PERIOD TO:	07/31/2026		
FROM	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		CONTRACT FOR:	Somerset Bay	☒	OWNER
CONTRACTOR:				CONTRACT DATE:		☒	ARCHITECT
				PROJECT NOS:		☒	CONTRACTOR
						☐	CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

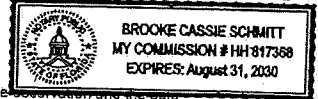
1. ORIGINAL CONTRACT SUM	3,823,146.00
2. Net change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	3,823,146.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	636,604.90
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	63,660.49
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	63,660.49
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	572,944.41
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	499,456.87
8. CURRENT PAYMENT DUE	73,487.54
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	3,250,201.59

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: 07/29/2026
 State of: Florida County of: Seminole
 Subscribed and sworn to before me this 29 day of July 2026
 Notary Public: [Signature]
 My Commission Expires: 08/31/2030



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.....\$ 73,487.54

(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:
 By: [Signature] Date: 7/31/26

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 CDD Eligible Items only.

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 10
 APPLICATION DATE: 07/29/2026
 PERIOD TO: 07/31/2026
 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	84,145.80	28,048.60		112,194.40	40.00	168,291.60	11,219.44
POOL FURNITURE	45,016.00		11,254.00		11,254.00	25.00	33,762.00	1,125.40
ENTRY TOWER W/ELECTRIC	133,586.00						133,586.00	
2 ENTRY SIGNS W/ELECTRIC	88,356.00	88,356.00			88,356.00	100.00		8,835.60
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: 10
 APPLICATION DATE: 07/29/2026
 PERIOD TO: 07/31/2026
 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	14,400.00	3,600.00		18,000.00	30.00	42,000.00	1,800.00
PERFORMANCE & PAYMENT BON	38,000.00	38,000.00			38,000.00	100.00		3,800.00
GENERAL LIABILITY INSURANCE	38,000.00	9,120.00	2,280.00		11,400.00	30.00	26,600.00	1,140.00
PROJECT MANAGEMENT	135,000.00	54,000.00	13,500.00		67,500.00	50.00	67,500.00	6,750.00
GC FEE	382,837.00	91,880.88	22,970.22		114,851.10	30.00	267,985.90	11,485.11
Totals:	3,823,146.00	554,952.08	81,652.82		636,604.90	16.65	3,186,541.10	63,660.49



WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

The undersigned lienor, in consideration of the sum of \$ 73,487.54 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Somerset Land LLC through July 31, 2026, on the following described property:

Somerset Bay
9835 Bay Drive
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: July 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 July, 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.

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

September 15, 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:
A. Ovida Construction Group Inc. VIA WIRE
B. RIPA & Associates and Hernando County Utilities VIA UPS

REQUISITION NO.	PAYEE	AMOUNT
CR 9	Ovida Construction Group Inc.	\$31,304.89
CR 10	RIPA & Associates, LLC	\$18,098.43
CR 11	Hernando County Utilities Department	\$341,445.56

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
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):

September 9, 2026

(A) Requisition Number: **CR 9**

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

(C) Amount Payable: **\$31,304.89**

(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 #11 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 CR11 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ovida Construction Group Inc. (Pay App #11)	\$36,829.28	\$5,524.39	\$31,304.89

TOTAL REIMBURSEMENT DUE

\$31,304.89

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.

Reviewed For Accuracy



APPLICATION AND CERTIFICATION FOR PAYMENT

TO OWNER	Somerset Land LLC 18125 Wayne Road Odessa FL 33556	PROJECT:	Somerset Bay 9835 Bay Drive Spring Hill FL 34608	APPLICATION NO:	11	Distribution to:
FROM CONTRACTOR:	Ovida Construction Group Inc. 820 W. Broadway Street Suite 3000 Oviedo FL 32765	VIA ARCHITECT:		PERIOD TO:	08/31/2026	
				CONTRACT FOR:	Somerset Bay	☒ OWNER
				CONTRACT DATE:		☒ ARCHITECT
				PROJECT NOS:		☒ CONTRACTOR
						☐ CONSULTANT

CONTRACTOR'S APPLICATION FOR PAYMENT

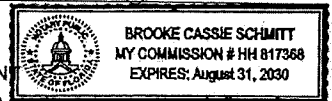
1. ORIGINAL CONTRACT SUM	3,823,146.00
2. Net change by Change Orders	0.00
3. CONTRACT SUM TO DATE (Line 1+2)	3,823,146.00
4. TOTAL COMPLETED & STORED TO DATE (Column G on detailed sheet)	677,526.32
5. RETAINAGE:	
a. 10.00 % of Completed Work (Column D + E on detailed sheet)	67,752.63
b. 10.00 % of Stored Material (Column F on detailed sheet)	0.00
Total Retainage (Lines 5a + 5b or Total in Column I of detailed sheet)	67,752.63
6. TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)	609,773.69
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	572,944.41
8. CURRENT PAYMENT DUE	36,829.28
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	3,213,372.31

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: _____ Date: 08/31/2026
State of: Florida County of: Seminole
Subscribed and sworn to before me this 31 day of August, 2026
Notary Public: _____
My Commission Expires: 08/31/2030



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: \$ 36,829.28

(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: _____ Date: 9/1/26
By: _____

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.

PROGRESS BILLING

Schedule of Work Completed

APPLICATION NO: 11
APPLICATION DATE: 08/31/2026
PERIOD TO: 08/31/2026
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	112,194.40			112,194.40	40.00	168,291.60	11,219.44
POOL FURNITURE	45,016.00	11,254.00			11,254.00	25.00	33,762.00	1,125.40
ENTRY TOWER W/ELECTRIC	133,586.00						133,586.00	
2 ENTRY SIGNS W/ELECTRIC	88,356.00	88,356.00			88,356.00	100.00		8,835.60
CLUBHOUSE								
CONCRETE	79,424.00		3,971.20		3,971.20	5.00	75,452.80	397.12
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: 11
APPLICATION DATE: 08/31/2026
PERIOD TO: 08/31/2026
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 (ALLOWANCE)	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	18,000.00	3,600.00		21,600.00	36.00	38,400.00	2,160.00
PERFORMANCE & PAYMENT BON	38,000.00	38,000.00			38,000.00	100.00		3,800.00
GENERAL LIABILITY INSURANCE	38,000.00	11,400.00	2,280.00		13,680.00	36.00	24,320.00	1,368.00
PROJECT MANAGEMENT	135,000.00	67,500.00	8,100.00		75,600.00	56.00	59,400.00	7,560.00
GC FEE	382,837.00	114,851.10	22,970.22		137,821.32	36.00	245,015.68	13,782.13
Totals:	3,823,146.00	636,604.90	40,921.42		677,526.32	17.72	3,145,619.68	67,752.63



WAIVER AND RELEASE OF LIEN UPON PARTIAL PAYMENT

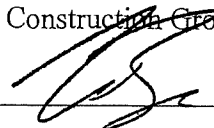
The undersigned lienor, in consideration of the sum of \$ 36,829.28 waives and releases its lien and right to claim of lien for labor, services or materials furnished to Somerset Land LLC through August 31, 2026, on the following described property:

Somerset Bay
9835 Bay Drive
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: August 31, 2026

Lienors Name: Ovida Construction Group, Inc.

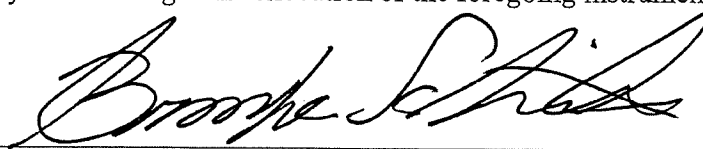
By: 

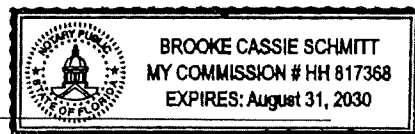
Printed Name: Zach Barber

STATE OF Florida

COUNTY OF Seminole

Personally appeared before me this 31 day of August, 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.

**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):

September 10, 2026

(A) Requisition Number: **CR 10**

(B) Name of Payee: **RIPA & Associates, LLC
1409 Tech Blvd., Suite 1
Tampa, FL 33619**

(C) Amount Payable: **\$18,098.43**

(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 #3 for Project 26-2348 Somerset Phase 2**

(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.

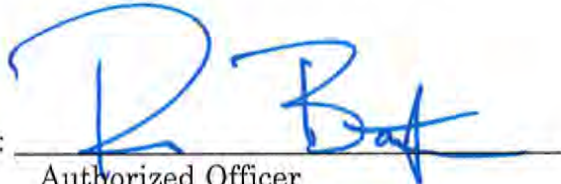
The undersigned hereby further certifies that there has not been filed with or

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.

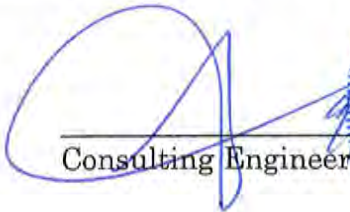
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 CR10 S2026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Ripa & Associates, LLC (Pay App #3)	\$99,087.75	\$50,878.69	\$48,209.06
2	Correction from Pay App #2, CR7 S2026		\$30,110.63	-\$30,110.63

TOTAL REIMBURSEMENT DUE

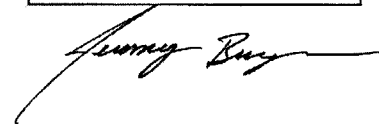
\$18,098.43

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



APPLICATION AND CERTIFICATE FOR PAYMENT

Invoice #: RA260898

CR10

Owner: Somerset Land, LLC

Project: 26-2348- Somerset Phase 2

Application No.: 3

☐	Owner
☐	Engineer
☐	Contractor

Period To: 8/31/2026

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

Via Engineer:

Project Nos: 26-2348-

Contract For:

Contract Date:

CONTRACTOR'S APPLICATION FOR PAYMENT

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

1. Original Contract Sum	\$4,282,870.25
2. Net Change By Change Order	\$91,144.00
3. Contract Sum To Date	\$4,374,014.25
4. Total Completed and Stored To Date	\$165,732.50
5. Retainage:	
a. 10.00% of Completed Work	\$16,573.25
b. 0.00% of Stored Material	\$0.00
Total Retainage	\$16,573.25
6. Total Earned Less Retainage	\$149,159.25
7. Less Previous Certificates For Payments	\$50,071.50
8. Current Payment Due This Application	\$99,087.75
9. Balance To Finish, Plus Retainage	\$4,224,855.00
10. Previous Applications Unpaid	\$0.00
11. Total Amount Unpaid to Date	\$99,087.75

CHANGE ORDER SUMMARY	Additions	Deductions
Total changes approved in previous months by Owner	\$0.00	\$0.00
Total Approved this Month	\$91,144.00	\$0.00
TOTALS	\$91,144.00	\$0.00
Net Changes By Change Order	\$91,144.00	

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

CONTRACTOR: RIPA & Associates, LLC

By: Tim Badyk Date: 8/28/26

Tim Badyk, Project Manager

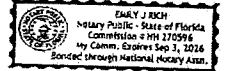
State of Florida

Subscribed and sworn to before me this

28

Notary Public:

My Commission expires:

Emory J. RichCounty of: Hillsborough
day of August 2026

ENGINEER'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$99,087.75

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

ENGINEER:

By: Emory J. Rich Date: 9/1/26

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

* Reimbursement for CDD eligible items only

CONTINUATION SHEET

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

Application No. : 3
Application Date : 08/31/26
From: 08/01/26
To: 08/31/26

Invoice #: RA260898 Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
	GENERAL CONDITIONS													
1001	MOBILIZATION	0.00	LS	0.00	72,000.00	0.00	0.00	0.00	3,600.00	10,800.00	14,400.00	20.00%	57,600.00	1,440.00
1002	NPDES COMPLIANCE	0.00	LS	0.00	7,750.00	0.00	0.00	0.00	387.50	775.00	1,162.50	15.00%	6,587.50	116.25
1003	MAINTENANCE OF TRAFFIC	0.00	LS	0.00	2,500.00	0.00	0.00	0.00	250.00	0.00	250.00	10.00%	2,250.00	25.00
1004	SURVEY & AS-BUILTS	0.00	LS	0.00	123,000.00	0.00	0.00	0.00	0.00	14,760.00	14,760.00	12.00%	108,240.00	1,476.00
1005	GEOTECHNICAL & MATERIAL TESTING - BY OWNER	0.00	LS	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1006	CONSTRUCTION ENTRANCE	1.00	EA	5,950.00	5,950.00	0.00	1.00	1.00	0.00	5,950.00	5,950.00	100.00%	0.00	595.00
1007	SILT FENCE	6,300.00	LF	1.70	10,710.00	0.00	6,300.00	6,300.00	0.00	10,710.00	10,710.00	100.00%	0.00	1,071.00
	GENERAL CONDITIONS Totals	6,301.00			221,910.00	0.00	6,301.00	6,301.00	4,237.50	42,995.00	47,232.50	21.28%	174,677.50	4,723.25
	EARTHWORK													
1008	CLEARING & GRUBBING	0.00	LS	0.00	158,000.00	0.00	0.00	0.00	105,860.00	12,640.00	118,500.00	75.00%	39,500.00	11,850.00
1009	DISC / PREP SITE	0.00	LS	0.00	38,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,000.00	0.00
1010	SITE EXCAVATION	233,855.00	CY	3.65	853,570.75	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	853,570.75	0.00
1011	EXCESS	0.00	CY	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1012	LOAD STOCKPILE TO HAUL OFF	0.00	CY	1.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	0.00	0.00
1013	SOD 2' BOC / EOP - BAHIA	2,050.00	SY	3.50	7,175.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,175.00	0.00
1014	SOD POND SLOPES - BAHIA	25,080.00	SY	3.50	87,780.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	87,780.00	0.00
1015	SEED & MULCH DISTURBED AREAS / POND BOTTOMS	152,820.00	SY	0.40	61,128.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	61,128.00	0.00
1016	ANCHOR BLOCK RETAINING WALL (NO FENCE / RAILING)	592.00	LF	125.00	74,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	74,000.00	0.00
1017	FINAL GRADING	0.00	LS	0.00	47,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	47,000.00	0.00
	EARTHWORK Totals	414,397.00			1,326,653.75	0.00	0.00	0.00	105,860.00	12,640.00	118,500.00	8.93%	1,208,153.75	11,850.00
	BASE & PAVING WEST													
1018	1" TYPE SP 9.5 ASPHALT - FINAL LIFT	12,490.00	SY	12.60	157,374.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	157,374.00	0.00
1019	1" TYPE SP 9.5 ASPHALT - FIRST LIFT	12,490.00	SY	13.15	164,243.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	164,243.50	0.00
1020	6" LIMEROCK BASE (LBR 100)	12,490.00	SY	13.20	164,868.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	164,868.00	0.00

CONTINUATION SHEET

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

Application No. : 3
Application Date : 08/31/26
From: 08/01/26
To: 08/31/26

Invoice # : RA260898 Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work In Place		Total Work In Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1021	12" STABILIZED SUBGRADE (LBR-40)	12,490.00	SY	9.85	123,026.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	123,026.50	0.00
1022	STABILIZED CURB PAD	9,220.00	LF	3.35	30,887.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,887.00	0.00
1023	MIAMI CURB	9,220.00	LF	21.70	200,074.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	200,074.00	0.00
1024	4" CONCRETE SIDEWALK W/ FIBER	1,800.00	SF	7.00	12,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,600.00	0.00
1025	5' ADA HANDICAPPED RAMP	10.00	EA	950.00	9,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	9,500.00	0.00
1026	SIGNAGE & STRIPING	0.00	LS	0.00	15,100.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,100.00	0.00
	BASE & PAVING WEST Totals	70,210.00			877,673.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	877,673.00	0.00
	STORM DRAINAGE WEST													
1027	18" HP STORM	1,470.00	LF	58.00	85,260.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	85,260.00	0.00
1028	24" HP STORM	1,250.00	LF	82.00	102,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	102,500.00	0.00
1029	30" HP STORM	1,090.00	LF	120.00	130,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	130,800.00	0.00
1030	36" HP STORM	700.00	LF	140.00	98,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	98,000.00	0.00
1031	42" HP STORM	150.00	LF	185.00	27,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	27,750.00	0.00
1032	TYPE C GRATE INLET	1.00	EA	2,300.00	2,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	2,300.00	0.00
1033	TYPE H 4 GRATE INLET	1.00	EA	10,500.00	10,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	10,500.00	0.00
1034	TYPE V GRATE INLET	24.00	EA	6,250.00	150,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	150,000.00	0.00
1035	TYPE V/IJ GRATE INLET	4.00	EA	9,300.00	37,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	37,200.00	0.00
1036	TYPE P MANHOLE	10.00	EA	5,400.00	54,000.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	54,000.00	0.00
1037	TYPE J MANHOLE	4.00	EA	7,600.00	30,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	30,400.00	0.00
1038	36" HP MES	2.00	EA	3,650.00	7,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,300.00	0.00
1039	RIP RAP @ END SECTION	2.00	EA	670.00	1,340.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,340.00	0.00
1040	DEWATERING	4,660.00	LF	2.40	11,184.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	11,184.00	0.00
1041	STORM SEWER TESTING	4,660.00	LF	8.35	38,911.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	38,911.00	0.00
	STORM DRAINAGE WEST Totals	14,028.00			787,445.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	787,445.00	0.00
	SANITARY SEWER WEST													
1042	CONNECT TO EXISTING MANHOLE	2.00	EA	8,600.00	17,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	17,200.00	0.00

CONTINUATION SHEET

Application and Certification for Payment, containing Contractor's signed certification is attached.
In tabulations below, amounts are stated to the nearest dollar.
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Application No. : 3
Application Date : 08/31/26
From: 08/01/26
To: 08/31/26

Invoice # : RA260898 Contract : 26-2348- Somerset Phase 2

			Contract Sum to Date											
Item No.	Description of Work	Qty	Base Contract			Estimated Quantity			Total Work in Place		Total Work in Place To Date	%	Balance To Finish To Date	Retainage To Date
			Unit	Unit Price	Value	This Estimate	Prev Estimate	Total Estimate	This Period In Place	Prev Application				
1043	8" PVC (0-6' CUT)	425.00	LF	30.00	12,750.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	12,750.00	0.00
1044	8" PVC (6'-8' CUT)	1,625.00	LF	31.00	50,375.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	50,375.00	0.00
1045	8" PVC (8'-10' CUT)	1,350.00	LF	33.75	45,562.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	45,562.50	0.00
1046	8" PVC (10'-12' CUT)	595.00	LF	38.50	22,907.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	22,907.50	0.00
1047	8" PVC (12'-14' CUT)	190.00	LF	42.75	8,122.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	8,122.50	0.00
1048	8" PVC (14'-16' CUT)	120.00	LF	64.35	7,722.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,722.00	0.00
1049	SANITARY MANHOLE (0'-6' CUT)	3.00	EA	5,550.00	16,650.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	16,650.00	0.00
1050	SANITARY MANHOLE (6'-8' CUT)	9.00	EA	6,200.00	55,800.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	55,800.00	0.00
1051	SANITARY MANHOLE (8'-10' CUT)	9.00	EA	6,950.00	62,550.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	62,550.00	0.00
1052	SANITARY MANHOLE (10'-12' CUT)	2.00	EA	7,950.00	15,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	15,900.00	0.00
1053	SINGLE SERVICE	31.00	EA	1,400.00	43,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	43,400.00	0.00
1054	DOUBLE SERVICE	69.00	EA	1,700.00	117,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	117,300.00	0.00
1055	DEWATERING	4,305.00	LF	15.50	66,727.50	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	66,727.50	0.00
1056	SANITARY SEWER TESTING	4,305.00	LF	14.00	60,270.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	60,270.00	0.00
	SANITARY SEWER WEST Totals	13,040.00			603,237.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	603,237.00	0.00
	WATERMAIN WEST													
1057	CONNECT TO EXISTING 8" WATERMAIN	2.00	EA	1,650.00	3,300.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,300.00	0.00
1058	TEMPORARY JUMPER	1.00	EA	7,400.00	7,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	7,400.00	0.00
1059	8" PVC WATER MAIN (DR 18)	4,400.00	LF	34.00	149,600.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	149,600.00	0.00
1060	4" PVC WATER MAIN (DR 18)	770.00	LF	19.00	14,630.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	14,630.00	0.00
1061	8" GATE VALVE ASSEMBLY	12.00	EA	2,875.00	34,500.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	34,500.00	0.00
1062	4" GATE VALVE ASSEMBLY	2.00	EA	1,700.00	3,400.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	3,400.00	0.00
1063	8" MJ BEND	37.00	EA	640.00	23,680.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	23,680.00	0.00
1064	4" MJ BEND	19.00	EA	340.00	6,460.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	6,460.00	0.00
1065	8" MJ TEE	4.00	EA	1,050.00	4,200.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	4,200.00	0.00
1066	4" MJ TEE	2.00	EA	520.00	1,040.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,040.00	0.00
1067	8"x4" MJ CROSS	2.00	EA	950.00	1,900.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00%	1,900.00	0.00

Page 5 of 5

Application No. : 3
Application Date : 08/31/26
From: 08/01/26
To: 08/31/26

Contract : 26-2348- Somerset Phase 2

[illegible]

Conditional Waiver and Release of Lien

Upon the receipt and clearance of the check, undersigned Lienor, in consideration of the sum of \$ 99,087.75 waives and releases its lien and right to lien for labor, services, or materials invoiced as of 8/31/2026 to Somerset Land LLC on the job of Somerset Phase 2 on the following described property:

Ripa Job # 26-2348

Somerset Phase 2

0 Bay Drive

Springhill, FL 34608

Upon receipt of check the undersigned certifies that all persons, firms, associations, corporations, or other entities furnishing labor, services or materials to the undersigned with respect to the project will be paid in full through the date specified. This waiver and release does not cover any retention owed nor does it cover labor, services, or materials invoiced after the date specified.

Dated on 8/28/26

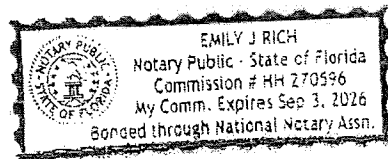
Lienor: Ripa & Associates, LLC
(Company Name)

By: Poonam P
(Signature)

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 28 day of August, 2026, by Poonam Patel as Controller for Ripa & Associates, LLC to do business in Florida herein identified as the Controller and who is ☒ Personally Known, or ☐ Produced Identification
Type of Identification Produced _____

NOTARY SEAL:
(Signature of Notary Public – State of Florida)



Emily J Rich

Notary Public
Emily J. Rich

Printed Name of Notary Public

My Commission Expires: _____

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

**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):

September 10, 2026

(A) Requisition Number: **CR 11**

(B) Name of Payee: **Hernando County Utilities Department
15365 Cortez Boulevard
Brooksville, FL 34613**

(C) Amount Payable: **\$341,445.56**

(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): **Invoice(s) #UTY26-046**

(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.

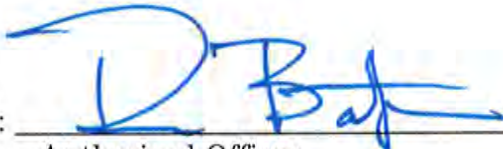
The undersigned hereby further certifies that there has not been filed with or served upon the District notice of any lien, right to lien, or attachment upon, or claim

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.

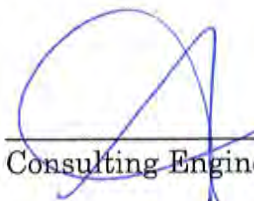
Originals or copies of the invoice(s) from the vendor of the property acquired or services rendered with respect to which disbursement is hereby requested are on file with the District.

**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 PH2 CDD REIMBURSEMENT CR9 52026 WORKSHEET

<u>NO.</u>	<u>DESCRIPTION</u>	<u>AMOUNT</u>	<u>LESS COST FOR LOT IMPROVEMENTS</u>	<u>REIMBURSEMENT AMOUNT</u>
1	Hernando County Utilities	\$341,445.56		\$341,445.56

TOTAL REIMBURSEMENT DUE

\$341,445.56

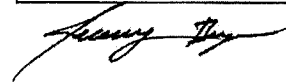
I hereby confirm that I have reviewed all submitted invoices related to Community Development District (CDD) for eligibility in accordance with Chapter 190 of the Florida Statutes. This review focuses specifically on costs associated with site civil infrastructure.

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





UTILITIES DEPARTMENT

WATER ♦ WASTEWATER ♦ RECLAIMED WATER ♦ ENGINEERING ♦ CUSTOMER SERVICE

15365 CORTEZ BOULEVARD ♦ BROOKSVILLE, FLORIDA 34613
P 352.754.4037 ♦ F 352.754.4485 ♦ W www.HernandoCounty.us

INVOICE

SOLD TO:
Somerset Land LLC
18125 Wayne Rd
Odessa, FL 33556

INVOICE NUMBER
INVOICE DATE
OUR ORDER NUMBER
YOUR ORDER NUMBER
TERMS
SALES REP
SHIPPED VIA
F.O.B.
PREPAID OR COLLECT

UTY26-046
8/10/2026

On Receipt

SHIPPED TO:
Same

QUANTITY	DESCRIPTION	UNIT PRICE	AMOUNT
1	Reimbursement for upsizing force main in connection with Chalmer Street Upgrade * per agreement attached Please remit check and mail to following address: Hernando County Utilities Department Att: Grace Sheppard 15365 Cortez Blvd. Brooksville, FL 34613	\$341,445.56	\$341,445.56
		SUBTOTAL	\$341,445.56
		TAX	
		FREIGHT	
			\$341,445.56
			PAY THIS AMOUNT

For questions concerning this invoice,
please call: Grace Sheppard
Ph: (352)540-4368
ext.35117

MAKE ALL CHECKS PAYABLE TO:
Hernando County Utilities Department
Mail to: 15365 Cortez Boulevard
Brooksville, FL 34613

THANK YOU

* Reviewed for CDD eligible items only

George Buss
9/9/26

**UTILITY OVERSIZING AGREEMENT
SOMERSET BAY SANITARY SEWER FORCE MAIN**

THIS AGREEMENT by and between **HERNANDO COUNTY WATER AND SEWER DISTRICT**, a body corporate and politic, with an address of 15470 Flight Path Drive, Brooksville, Florida 34604 (hereinafter referred to as the "**DISTRICT**"), and **SOMERSET LAND LLC**, a Florida limited liability company, with an address of 18125 Wayne Road, Odessa, Florida 33556 (hereinafter referred to as the "**DEVELOPER**").

WITNESSETH:

WHEREAS, the **DEVELOPER** plans to develop a residential subdivision known as Somerset Bay, located in unincorporated Hernando County, Florida, east of River Road, north of Dunkirk Road and Running Oak Court, west of Greynolds Avenue and Jason Road, and south of Lakeview Court and Northcliffe Boulevard in Spring Hill (Section 13, Township 23S, Range 17E); and

WHEREAS, the **DISTRICT** is proceeding with construction of the Chalmer Pumping Station Upgrade, which includes installation of approximately four thousand three hundred (4,300) linear feet of ten (10)-inch diameter sanitary sewer force main located in the right-of-way of Chalmer Street east to Landover Boulevard, then north on Landover Boulevard to Northcliffe Boulevard; and

WHEREAS, the **DEVELOPER** desires to connect its subdivision development, consisting of approximately 1,250 single-family residential units and 1,275 multifamily residential units, to the **DISTRICT**'s wastewater collection and treatment system for the benefit of its development; and

WHEREAS, it is in the best interest of the **DEVELOPER** to participate in the cost of the **DISTRICT**'s planned sanitary sewer force main and its appurtenances, including other necessary incidental costs and expenses as may be required for oversizing the **DISTRICT**'s designed ten (10)-inch diameter sewer force main to a twelve (12)-inch diameter sewer force main for approximately four thousand three hundred (4,300) linear feet, as depicted in attached Exhibit A; and

WHEREAS, the **DISTRICT** has agreed to obtain all permits, licenses, easements and rights-of-way necessary for the installation, maintenance and operation of the sanitary sewer force main.

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained and other good and valuable consideration, the parties hereby agree as follows:

1. The **DISTRICT** agrees to design, construct, and install an oversized sanitary sewer force main and necessary facilities and appurtenances, based on the differences between the **DISTRICT**'s designed capacity and the needs of the **DEVELOPER**, as described in attached Exhibits B-1, B-2 and C, respectively (hereinafter referred to as the "**PROJECT**").

2. The **DISTRICT** shall provide the design and field construction layout of the **PROJECT**.

3. The **DISTRICT** shall obtain all permits, licenses, easements and rights-of-way for installation of the **PROJECT**. New easements and rights-of-way shall be acquired by the **DISTRICT** only to the extent that the proposed **PROJECT** is not located within existing utility easements or county or state rights-of-way.

4. The **DEVELOPER** shall, within thirty (30) days of receipt of an invoice and in accordance with the conditions precedent specified in paragraphs 6 and 7 of this **AGREEMENT**, reimburse the **DISTRICT** for the increase in actual cost above the original design and construction cost. This cost includes additional design and hydraulic modeling services provided by the **DISTRICT**'s consultant and increased prices for materials and construction services. The reimbursement amount for the **PROJECT** costs shall not exceed \$341,445.56 which includes the improvements required in paragraph 5 and Exhibit C.

5. The **DISTRICT**'s consultant is responsible for design and permitting of the Chalmer Pumping Station Upgrade, hydraulic modeling of the manifolded sanitary sewer force main system including the oversized sewer force main, and necessary facilities and appurtenances associated with the **PROJECT**. The modeling shows that additional improvements are required at the Millwood Pumping Stations as a result of the **PROJECT**, see exhibit C for pump costs. The **DISTRICT** shall design, permit, construct and install such additional improvements and the **DEVELOPER** shall pay all costs and expenses incurred by the **DISTRICT** for engineering, design, hydraulic modeling, permitting, construction and installation of such additional improvements. Notwithstanding any language to the contrary in paragraph 4, all costs and expenses for additional improvements described in this paragraph shall exceed and shall be separate from the **PROJECT** costs specified in paragraph 4 of this **AGREEMENT**.

6. The conditions precedent to reimbursement shall be:

- A. The **DISTRICT** shall complete design, construction and installation of the **PROJECT**;
- B. The **DISTRICT** shall inspect the **PROJECT** and accept construction and installation of the **PROJECT** located within utility easements and/or county or state rights-of-way;
- C. The **DISTRICT** shall complete and submit all certification forms to the Florida Department of Environmental Protection and other regulatory agencies for approval to place the **PROJECT** in service; and
- D. The **DISTRICT** shall submit to the **DEVELOPER** an invoice with documentation of **PROJECT** costs.

7. Upon completion, inspection and successful testing of the **PROJECT** provided for herein, and following receipt of a letter of certification and record drawings ("As Builts") from the Engineer of Record for the **PROJECT**, and subject to necessary approvals from the **DISTRICT** and the Florida Department of Environmental Protection, the **DISTRICT** shall accept for

ownership, perpetual maintenance and operation the **PROJECT** lying within utility easements and/or county or state rights-of-way.

8. If the **DEVELOPER** fails to pay the **PROJECT** costs specified in paragraph 4 or any supplemental costs and/or expenses for additional improvements described in paragraph 5 of this **AGREEMENT** within thirty (30) days from receipt of the invoice, the **DEVELOPER** acknowledges and agrees that no building permits or certificates of occupancy will be issued for any residential units or other buildings or structures within the subdivision until the **DEVELOPER** reimburses the **PROJECT** costs to the **DISTRICT**.

9. All utility connection fees and other charges related to the provision of potable water and wastewater services, provided for by the **DISTRICT**'s Rate Resolution in effect at the time the development is connected, will prevail and shall not be affected by this **AGREEMENT**. Water and sewer connection fees, once paid, are nonrefundable.

10. If physical installation of the **PROJECT** herein contemplated does not commence within one (1) year from the date of full execution of this **AGREEMENT** by both parties, this **AGREEMENT** shall be null and void. Once commenced, construction of the **PROJECT** shall continue with due diligence until completed.

11. This **AGREEMENT** shall be governed by and construed in accordance with the laws of the State of Florida. Venue for any dispute shall be located in a civil court of competent jurisdiction in Hernando County, Florida. The parties hereby waive their right to trial by jury in any action, proceeding or claim arising out of this **AGREEMENT**. Each party shall be responsible for its own attorneys' fees and costs.

12. If any part of this **AGREEMENT** shall be determined to be invalid or unenforceable by a court of competent jurisdiction, the remainder of this **AGREEMENT** shall remain in full force and effect, provided that the part of this **AGREEMENT** thus invalidated or declared unenforceable is not material to the intended operation of this **AGREEMENT**.

13. This **AGREEMENT** constitutes the complete agreement of the parties and incorporates and includes all prior negotiations, correspondence, conversations, agreements and understandings applicable to the matters contained herein. The parties agree that there are no commitments, agreements or understandings concerning the subject matter of this **AGREEMENT** that are not contained herein. No modifications, amendments or alterations to the terms or conditions contained in this **AGREEMENT** shall be effective unless set forth in a written document duly executed by both parties.

14. The **DEVELOPER** shall not assign this **AGREEMENT** without the prior written consent of the **DISTRICT**. Any proposed assignment to any person or entity shall require written agreement of such person or entity to comply with all terms, conditions, covenants and provisions of this **AGREEMENT**.

15. This **AGREEMENT** shall be binding upon and shall inure to the successors and assigns of the parties to this **AGREEMENT**.

16. Notices required to be given by either party under this **AGREEMENT** shall be in writing, addressed to the other party as follows, and delivered by certified mail, return receipt requested, or by hand delivery:

A. **DISTRICT:** Hernando County Water and Sewer District
 c/o Director, Hernando County Utilities Department
 15365 Cortez Boulevard
 Brooksville, Florida 34613-6174

 With Copy to: County Administrator
 Hernando County
 15470 Flight Path Drive
 Brooksville, Florida 34604

B. **DEVELOPER:** Manager
 Somerset Land LLC
 18125 Wayne Road
 Odessa, Florida 33556

17. This **AGREEMENT** shall become effective on the date of execution of this **AGREEMENT** by both parties.

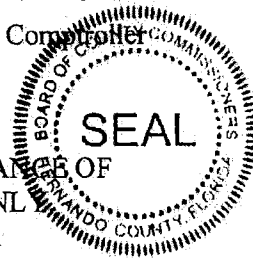
18. This **AGREEMENT** shall NOT be recorded in the Public Records of Hernando County, Florida.

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IN WITNESS WHEREOF, the parties hereto have executed this AGREEMENT, by and through their duly authorized representatives, on the respective dates below.

ATTEST:

per Heidi Kueppe, Deputy Clerk
Douglas A. Chorvat, Jr.,
Clerk of the Circuit Court & County Clerk



FOR THE USE AND RELIANCE OF
HERNANDO COUNTY ONLY
APPROVED AS TO FORM
AND LEGAL SUFFICIENCY.

Victoria Anderson
County Attorney's Office

HERNANDO COUNTY WATER AND
SEWER DISTRICT,
a body corporate and politic

By: *EN*
Elizabeth Narverud, Chairperson
Board of County Commissioners

Date: *9-10-2024*

WITNESSES:

Signature: *Shane O'Neil*

Print Name: *SHANE O'NEIL*

Address: *150 2nd AVE N*
Suite 1500
ST. PETERSBURG FL 33715

Signature: *Cheryl M. O'Neil*

Print Name: *Cheryl M. O'Neil*

Address: *150 2nd Ave. N.*
Suite 1500
St. Petersburg, FL 33715

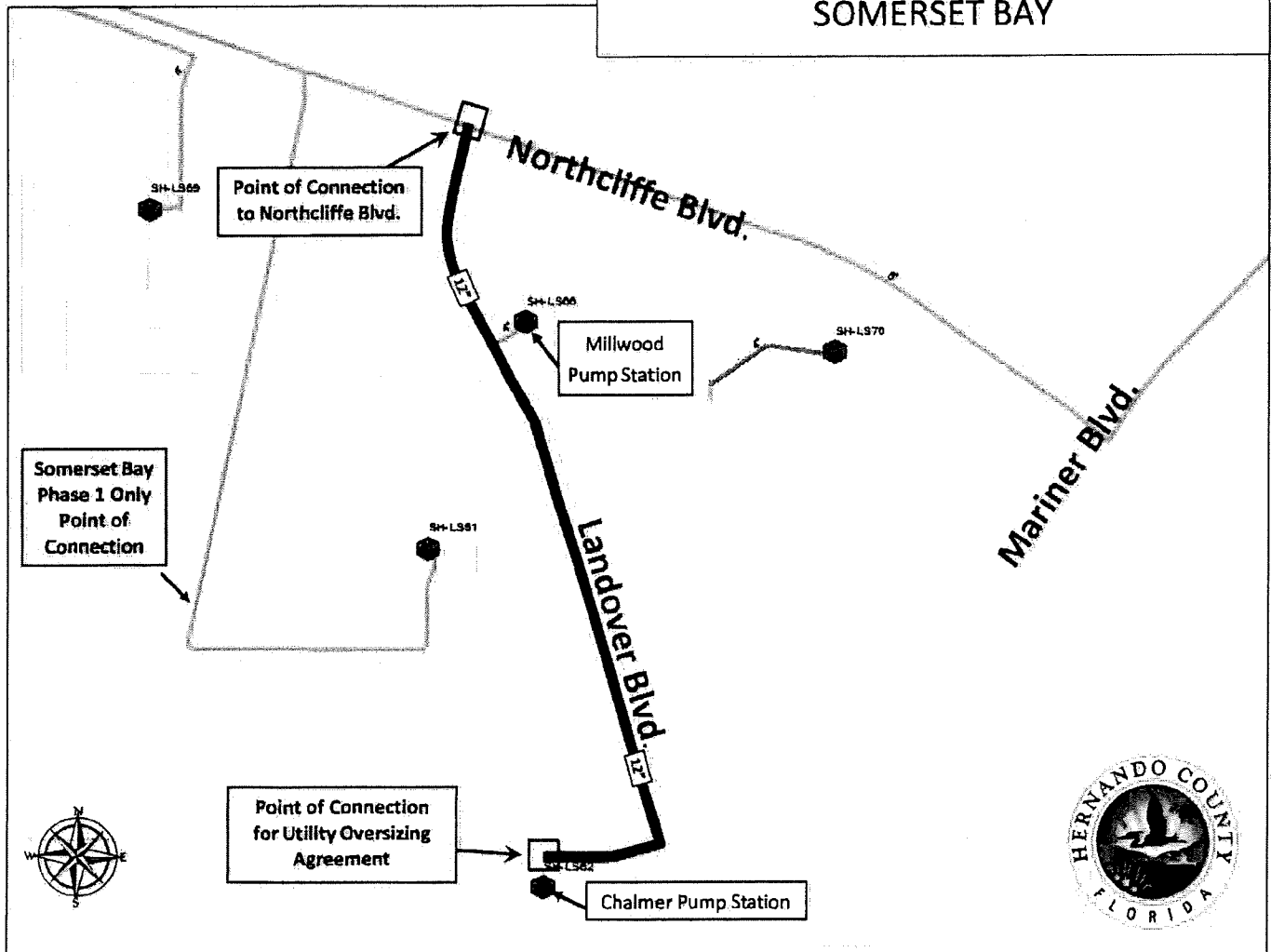
SOMERSET LAND LLC,
a Florida limited liability company

By: *R Bastyr*
Ron Bastyr, Manager

Date: *8-18-2024*

EXHIBIT A

UTILITY OVERSIZING AGREEMENT
SOMERSET BAY



HERNANDO COUNTY UTILITIES DEPARTMENT
CHALMER STREET LIFT STATION AND FORCE MAIN PROJECT
ISSUED FOR CONSTRUCTION - COST ESTIMATE (10-inch FM)
Updated 9/21/22

Exhibit "B1"

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1.0	Mobilization & Demobilization	LS	1	\$ 105,000.00	\$ 105,000.00
2.0	Construction Survey, As-Built, and Pre/Post Audio/Video Recording				
2.1	Construction Survey and Layout	LS	1	\$ 30,000.00	\$ 30,000.00
2.2	As-Built Drawings	LS	1	\$ 15,000.00	\$ 15,000.00
2.3	Pre/Post Audio-Video Recording	LS	1	\$ 1,500.00	\$ 1,500.00
3.0	Insurance, Permits, & Performance and Payment Bond	LS	1	\$ 50,000.00	\$ 50,000.00
4.0	Gopher Tortoise Management				
4.1	Gopher Tortoise Survey and Permitting	LS	1	\$ 30,000.00	\$ 30,000.00
4.2	Gopher Tortoise Burrow Exploration	EA	10	\$ 405.00	\$ 4,050.00
4.3	Gopher Tortoise Relocation	EA	5	\$ 1,100.00	\$ 5,500.00
4.4	Gopher Tortoise Burrow Monitoring During Construction	EA	5	\$ 405.00	\$ 2,025.00
5.0	Maintenance of Traffic				
5.0	Maintenance of Traffic	LS	1	\$ 65,000.00	\$ 65,000.00
6.0	Force Main Construction				
6.1	6" C900 DR18 PVC	LF	70	\$ 155.00	\$ 10,850.00
6.2	8" C900 DR18 PVC	LF	50	\$ 172.00	\$ 8,600.00
6.3	10" C900 DR18 PVC	LF	2,460	\$ 195.00	\$ 479,700.00
6.4	10" C900 DR18 Restrained Joint Integral Bell (RJIB) Certa-Lok PVC (Open-Cut STA 134+80 to STA 139+70)	LF	360	\$ 213.00	\$ 76,680.00
6.5	10" C900 DR18 RJIB Certa-Lok PVC (Horizontal Directional Drill)	LF	1,395	\$ 251.00	\$ 350,145.00
7.0	Ductile Iron Mechanical Joints (MJ) Fittings & Appurtenances				
7.1	6" MJ 45 Deg. Bend	EA	4	\$ 800.00	\$ 3,200.00
7.2	8" MJ 45 Deg. Bend	EA	4	\$ 1,150.00	\$ 4,600.00
7.3	8" Cap	EA	1	\$ 800.00	\$ 800.00
7.4	10"x8" MJ Reducer	EA	1	\$ 1,100.00	\$ 1,100.00
7.5	10" MJ 11.25 Deg. Bend	EA	9	\$ 975.00	\$ 8,775.00
7.6	10" MJ 45 Deg. Bend	EA	17	\$ 1,550.00	\$ 26,350.00
7.7	10" MJ WYE	EA	1	\$ 5,000.00	\$ 5,000.00
7.8	10" MJ Resilient Seat Gate Valve Assembly	EA	5	\$ 5,500.00	\$ 27,500.00
7.9	In-Line Combination Air/ Vacuum Release Valve and Manhole Assembly	EA	6	\$ 16,500.00	\$ 99,000.00
8.0	Force Main Connections				
8.1	Connection between Proposed 10" FM to Existing 4" FM	LS	1	\$ 4,500.00	\$ 4,500.00
8.2	Connection between Proposed 10" FM to Existing 8" FM	LS	1	\$ 35,600.00	\$ 35,600.00

Exhibit "B1" cont'd.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
9.0	Force Main Removal/Disposal and Abandonment				
9.1	Abandon and Grout Fill 4" PVC Pipe	LF	40	\$ 7.00	\$ 280.00
9.2	Abandon and Grout Fill 6" PVC Pipe	LF	4,005	\$ 8.50	\$ 34,042.50
10.0	Lift Station and Drainage Retention Area				
10.1	Site Excavation	CY	1,850	\$ 25.00	\$ 41,250.00
10.2	Site Grading & Fill	CY	1,500	\$ 40.00	\$ 60,000.00
10.3	Furnish and Install Flygt Model NP3171HT3 Submersible Pumps	EA	2	\$ 74,000.00	\$ 148,000.00
10.4	Install Lift Station, Complete	LS	1	\$ 355,000.00	\$ 355,000.00
10.5	Relocate Electric Generator	LS	1	\$ 6,000.00	\$ 6,000.00
10.6	Existing Pump Station Demolition	LS	1	\$ 60,000.00	\$ 60,000.00
10.7	Sodding	LS	1	\$ 43,200.00	\$ 43,200.00
11.0	Asphalt and Concrete Restoration				
11.1	Asphalt Access Drive Open-Cut and Restoration	SY	445	\$ 80.00	\$ 35,600.00
11.2	Concrete Access Drive Open-Cut and Restoration	SY	125	\$ 110.00	\$ 13,750.00
11.3	Paved Roadway Open-Cut and Restoration	SY	110	\$ 90.00	\$ 9,900.00
11.4	Sidewalk Restoration	SY	40	\$ 90.00	\$ 3,600.00
12.0	Miscellaneous				
12.1	Unsuitable Material Removal Allowance	CY	30	\$ 55.00	\$ 1,650.00
12.2	Select Fill Import Allowance	CY	35	\$ 75.00	\$ 2,625.00
12.3	Pipe Bedding Crushed Stone Allowance	CY	10	\$ 125.00	\$ 1,250.00
12.4	Water Main Bell Restraints Allowance	EA	10	\$ 380.00	\$ 3,800.00
				SUBTOTAL	\$ 2,270,500.00
				CONTINGENCY	\$ 227,050.00
				TOTAL	\$ 2,497,550.00

HERNANDO COUNTY UTILITIES DEPARTMENT
CHALMER STREET LIFT STATION AND FORCE MAIN PROJECT
COST ESTIMATE (12-inch FM - OPEN CUT ONLY)
Friday, September 23, 2022

Exhibit "B2"

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
1.0	Mobilization & Demobilization	LS	1	\$ 120,000.00	\$ 120,000.00
2.0	Construction Survey, As-Builts, and Pre/Post Audio/Video Recording				
2.1	Construction Survey and Layout	LS	1	\$ 30,000.00	\$ 30,000.00
2.2	As-Built Drawings	LS	1	\$ 15,000.00	\$ 15,000.00
2.3	Pre/Post Audio-Video Recording	LS	1	\$ 1,500.00	\$ 1,500.00
3.0	Insurance, Permits, & Performance and Payment Bond	LS	1	\$ 50,000.00	\$ 50,000.00
4.0	Gopher Tortoise Management				
4.1	Gopher Tortoise Survey and Permitting	LS	1	\$ 30,000.00	\$ 30,000.00
4.2	Gopher Tortoise Burrow Exploration	EA	10	\$ 405.00	\$ 4,050.00
4.3	Gopher Tortoise Relocation	EA	5	\$ 1,100.00	\$ 5,500.00
4.4	Gopher Tortoise Burrow Monitoring During Construction	EA	5	\$ 405.00	\$ 2,025.00
5.0	Maintenance of Traffic				
5.0	Maintenance of Traffic	LS	1	\$ 75,000.00	\$ 75,000.00
6.0	Force Main Construction				
6.1	6" C900 DR18 PVC	LF	70	\$ 155.00	\$ 10,850.00
6.2	8" C900 DR18 PVC	LF	50	\$ 172.00	\$ 8,600.00
6.3	12" C900 DR18 PVC	LF	3,855	\$ 244.00	\$ 940,620.00
6.4	12" C900 DR18 Restrained Joint Integral Bell (RJIB) Certa-Lok PVC (Open-Cut STA 134+80 to STA 139+70)	LF	360	\$ 266.00	\$ 95,760.00
7.0	Ductile Iron Mechanical Joints (MJ) Fittings & Appurtenances				
7.1	6" MJ 45 Deg. Bend	EA	4	\$ 800.00	\$ 3,200.00
7.2	8" MJ 45 Deg. Bend	EA	2	\$ 1,150.00	\$ 2,300.00
7.3	8" MJ Resilient Seat Gate Valve Assembly	EA	1	\$ 3,500.00	\$ 3,500.00
7.4	12"x8" MJ Tee	EA	1	\$ 2,500.00	\$ 2,500.00
7.5	12" MJ 11.25 Deg. Bend	EA	9	\$ 1,280.00	\$ 11,520.00
7.6	12" MJ 45 Deg. Bend	EA	15	\$ 2,050.00	\$ 30,750.00
7.7	12" Tee	EA	1	\$ 3,750.00	\$ 3,750.00
7.8	12" MJ Resilient Seat Gate Valve Assembly	EA	6	\$ 7,225.00	\$ 43,350.00
7.9	In-Line Combination Air/ Vacuum Release Valve and Manhole Assembly	EA	5	\$ 16,500.00	\$ 82,500.00
8.0	Force Main Connections				
8.1	Connection between Proposed 12" FM to Existing 4" FM	LS	1	\$ 4,500.00	\$ 4,500.00
8.2	Connection between Proposed 12" FM to Existing 8" FM	LS	1	\$ 35,600.00	\$ 35,600.00

Exhibit "B2" cont'd.

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
9.0	Force Main Removal/Disposal and Abandonment				
9.1	Abandon and Grout Fill 4" PVC Pipe	LF	40	\$ 7.00	\$ 280.00
9.2	Abandon and Grout Fill 6" PVC Pipe	LF	4,005	\$ 8.50	\$ 34,042.50
10.0	Lift Station and Drainage Retention Area				
10.1	Site Excavation	CY	1,650	\$ 25.00	\$ 41,250.00
10.2	Site Grading & Fill	CY	1,500	\$ 40.00	\$ 60,000.00
10.3	Furnish and Install Flygt Model NP3171HT3 Submersible Pumps	EA	2	\$ 74,000.00	\$ 148,000.00
10.4	Install Lift Station, Complete	LS	1	\$ 355,000.00	\$ 355,000.00
10.5	Relocate Electric Generator	LS	1	\$ 6,000.00	\$ 6,000.00
10.6	Existing Pump Station Demolition	LS	1	\$ 60,000.00	\$ 60,000.00
10.7	Sodding	LS	1	\$ 43,200.00	\$ 43,200.00
11.0	Asphalt and Concrete Restoration				
11.1	Asphalt Access Drive Open-Cut and Restoration	SY	895	\$ 80.00	\$ 71,600.00
11.2	Concrete Access Drive Open-Cut and Restoration	SY	125	\$ 110.00	\$ 13,750.00
11.3	Paved Roadway Open-Cut and Restoration	SY	840	\$ 90.00	\$ 75,600.00
11.4	Sidewalk Restoration	SY	55	\$ 90.00	\$ 4,950.00
12.0	Miscellaneous				
12.1	Unsuitable Material Removal Allowance	CY	30	\$ 55.00	\$ 1,650.00
12.2	Select Fill Import Allowance	CY	35	\$ 75.00	\$ 2,625.00
12.3	Pipe Bedding Crushed Stone Allowance	CY	10	\$ 125.00	\$ 1,250.00
12.4	Water Main Bell Restraints Allowance	EA	10	\$ 380.00	\$ 3,800.00
				SUBTOTAL	\$ 2,535,400.00
				CONTINGENCY	\$ 253,540.00
				CONSTRUCTION TOTAL	\$ 2,788,940.00

ADDITIONAL ENGINEERING		
	Hydraulic Modeling	\$ 7,378.25
	Upsize Force Main to 12-inch Diameter	\$ 19,037.31
	ENGINEERING TOTAL	\$ 26,415.56
	TOTAL	\$ 2,815,355.56

MILLWOOD PUMP STATION UPGRADES**EXHIBIT C**

1	Ebara Model #100DLMKFU618	2	LS	\$11,820.00	\$23,640.00
TOTAL					\$23,640.00