



Rizzetta & Company

Somerset Community Development District

Board of Supervisors' Meeting June 05, 2023

**District Office:
120 Richard Jackson Blvd, Suite 220
Panama City Beach, Florida 32407
850-334-9055**

www.somersetcdd.org

SOMERSET COMMUNITY DEVELOPMENT DISTRICT AGENDA

Alys Beach Conference Room, Building 1, located at 85 Elbow Beach Road,
Alys Beach, Florida 32461

Board of Supervisors	Robert Stenhammer John Rosenberg George Hartley Belinda Ballew Tom Dodson	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
District Manager	Kimberly O'Mera	Rizzetta & Company, Inc.
District Counsel	Tucker Mackie	Kutak Rock, LLP
District Engineer	Jim Martelli	Innerlight Engineering

All Cellular phones and pagers must be turned off while in the meeting room.

The Public Comment portion of the agenda is where individuals may make comments on any 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, and/or workshop by contacting the District Manager at (850) 334-9055. 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 COMMUNITY DEVELOPMENT DISTRICT

District Office • 120 Richard Jackson Blvd, Suite 220, Panama City Beach, FL 32407

Mailing Address • 3434 Colwell Avenue, Suite 200, Tampa, FL 33614

www.SomersetCDD.org

May 30, 2023

Board of Supervisors
**Somerset Community
Development District**

AGENDA

Dear Board Members:

The special meeting of the Board of Supervisors of the Somerset Community Development District will be held on **Monday, June 05, 2023, at 1:30 p.m. (Central Time)** at the Alys Beach Conference Room, Building 1 located at 84 Elbow Beach Road, Alys Beach, FL 32461. The following is the agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. BUSINESS ADMINISTRATION**
 - A. Consideration of Minutes of Board of Supervisors' Meeting held March 07, 2023..... Tab 1
 - B. Consideration of the Operations and Maintenance Expenditures for the Months of February, March, and April 2023 Tab 2
- 4. BUSINESS ITEMS**
 - A. Presentation of Alys Beach Shoreline and Volume Monitoring Report, MRD Associates, Inc. Tab 3
 - B. Appointment of an Audit Committee and Scheduling of the First Meeting of the Audit Committee
 - C. Review and Acceptance of Arbitrage Report for Series 2022 Bonds Tab 4
 - D. Consideration of Streetlight Maintenance Plan..... Tab 5
 1. Carpenter Ant Treatment Proposal – Arrow Pest Control Tab 6
 2. Streetlight Pole Refinishing Proposal – Fast & Forgettable PCB Construction, LLC. Tab 7
 - E. Consideration Parking Courts A, B, and F Lighting Conversation Projects Tab 8
 - F. Consideration of Water Treatment System Replacement Proposal, Culligan Water Tab 9
 - G. Consideration of Lake Marilyn Water Monitoring Agreement, The Lake Doctors..... Tab 10
 - H. Presentation of the Proposed Budget for Fiscal Year 2023/2024 Tab 11
 - I. Consideration of Resolution 2023-07, Approving a Proposed Budget for Fiscal Year 2023/2024 and Setting a Public Hearing Thereon..... Tab 12

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - 1. Presentation of District Manager Report *(Under Separate Cover)*
 - 2. Presentation of Registered Voter Count Tab 13

6. SUPERVISOR REQUESTS

7. ADJOURNMENT

I look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at 850-334-9055.

Sincerely,
Kimberly O'Mera
Kimberly O'Mera
District Manager

Tab 1

MINUTES OF MEETING

Each person who decides to appeal any decision made by the Board 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
COMMUNITY DEVELOPMENT DISTRICT

The special meeting of the Board of Supervisors of the Somerset Community Development District was held on **Tuesday, March 7, 2023, at 11:00 a.m. Central Time** at the Alys Beach Conference Room, Building 1, located at 84 Elbow Road, Alys Beach, FL 32461.

Present and constituting a quorum:

Robert Stenhammer	Board Supervisor, Chairman
John Rosenberg	Board Supervisor, Vice Chairman <i>(Via Speakerphone)</i>
Tom Dodson	Board Supervisor, Assistant Secretary
George Hartley	Board Supervisor, Assistant Secretary
Belinda Ballew	Board Supervisor, Assistant Secretary

Also present were:

Kimberly O'Mera	District Manager, Rizzetta & Company, Inc.
Tucker Mackie	District Counsel, Kutak Rock, LLP <i>(Via Speakerphone)</i>
Jim Martelli	District Engineer, Inner Light Engineering <i>(Via Speakerphone)</i>
Scott Buchewicz	Town Manager, Alys Beach
Tess Howard	EBSCO Representative, Vice President of Community and Development Planning <i>(Via Speakerphone)</i>
Audience	None Present

FIRST ORDER OF BUSINESS

Call to Order

Ms. O'Mera called the meeting to order at 11:02 a.m. and read the roll call, confirming a quorum for the meeting.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

March 7, 2023, Minutes of Meeting

Page 2

43 **SECOND ORDER OF BUSINESS** **Audience Comments on Agenda**

44

45 There were no audience members present to comment.

46

47 **THIRD ORDER OR BUSINESS** **Consideration of Resolution 2023-06,**
48 **Appointing and Removing Officers of**
49 **the District**

50

51 Ms. O'Mera presented Resolution 2023-06, Appointing and Removing Officers of the
52 District.

53

On a motion by Mr. Hartley, seconded by Mr. Dodson, with all in favor, the Board of Supervisors adopted Resolution 2023-06, Appointing and Removing Officers of the District, for Somerset Community Development District.

54

55 **FOURTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
56 **Landowners Meeting Held on**
57 **November 15, 2022**

58

On a motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board of Supervisors approved the Minutes of the Landowners Meeting held on November 15, 2022, for Somerset Community Development District.

59

60 **FIFTH ORDER OF BUSINESS** **Consideration of the Minutes of the**
61 **Board of Supervisors' Meeting Held**
62 **on November 15, 2022**

63

64 On a motion by Mr. Hartley, seconded by Mr. Dodson, with all in favor, the Board of
65 Supervisors approved the Minutes of the Board of Supervisors Meeting held on
66 November 15, 2022, for Somerset Community Development District.

67

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71

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

March 7, 2023, Minutes of Meeting

Page 3

72 **SIXTH ORDER OF BUSINESS** **Consideration of Arbitrage**
73 **Engagement Letter - LLS Solutions Inc.**
74
75

76 On a motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board of
77 Supervisors accepted Arbitrage Engagement Letter - LLS Solutions, Inc., for the District's
78 Capital Improvement Revenue Refunding Bonds, Series 2022, for bond years ending April
79 19, 2023, April 19, 2024, and April 19, 2025, in the amount of \$500.00, annually, for
80 Somerset Community Development District.

81
82 **SEVENTH ORDER OF BUSINESS** **Consideration of Addendum to**
83 **Facilities Management Agreement-**
84 **Alys Beach Resorts LLC**
85

86 Ms. O'Mera presented the proposed revision to the Facilities Management Agreement and
87 highlighted the changes to the cost of services. General discussion ensued. Ms. Mackie will
88 prepare a formal addendum to the original agreement for execution.

89
90 Ms. Mackie stated that while the affiliated Supervisors are in Landowner seats, she
91 recommended they state a conflict prior to voting, along with the associated form completion.

92
93 The following Supervisors declared a conflict by virtue of employment on the matter of
94 Management:

95 Robert Stenhammer, Alys Beach Resorts Development

96 Belinda Ballew, Alys Beach Development, EBSCO Gulf Coast Development

97 Tom Dodson, EBSCO Gulf Coast Development

98
99 On a Motion by Mr. Hartley, seconded by Mr. Dodson, with all in favor, the Board of
100 Supervisors approved an addendum for the Facilities Management Agreement to be
101 prepared by Staff, in the amount of \$59,592.00 annually, authorizing execution by the
102 Chairman, with an effective date of March 1, 2023, for Somerset Community
103 Development District.
104
105
106

107 **EIGHTH ORDER OF BUSINESS** **Consideration of Palm Tree**
108 **Maintenance Proposals**
109

110 Ms. O'Mera turned the presentation over to Mr. Buchewicz. Mr. Buchewicz reviewed the
111 proposals received from Arbor Tree Care and Rip's Professional Lawn Care highlighting the
112 services provided by each for reoccurring annual palm tree maintenance. General
113 discussion ensued.
114

On a Motion by Mr. Rosenberg, seconded by Mr. Hartley, with all in favor, the Board of Supervisors approved entering into an agreement with Rip's Professional Lawn Care for palm tree maintenance in the amount of \$13,545.00 annually, for Somerset Community Development District.

115
116
117 **NINTH ORDER OF BUSINESS** **Staff Reports**
118

119 **A. District Counsel**

120 Ms. Mackie did not have a report to present at this time. Mr. Stenhammer had
121 questions on the general processes to adopt the Budget. Ms. Mackie reviewed the
122 process with the Board.
123

124 **B. District Engineer**

125 Mr. Martelli did not have a report to present at this time.
126

127 **C. District Manager**

128 Ms. O'Mera advised the Board that the Road Impact Fee discussion is still open
129 and reviewed the preliminary budget planning steps with the Board.
130
131

132 **TENTH ORDER OF BUSINESS** **Supervisor Requests and Audience**
133 **Comments**
134

135 The Board held general discussions on the finalized revision to the streetlight design. The
136 revised design will be used as the existing inventory of wooden streetlights is depleted.
137 Ms. Mackie suggested that a bill of sale be executed as streetlights are turned over to the
138 District. Ms. Mackie elaborated that the District would generally acquire infrastructure when it
139 becomes functional for its intended purpose (stormwater improvements, street lighting, etc.)
140

141 Mr. Stenhammer asked Mr. Martelli for an update on general roadway improvement and traffic
142 improvement matters. Mr. Martelli provided updates to the Board and a general discussion
143 ensued.
144

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

March 7, 2023, Minutes of Meeting

Page 5

145 **ELEVENTH ORDER OF BUSINESS** **Adjournment**

146

147 There being no further business, Ms. O'Mera asked for a motion to adjourn the meeting.

148

On a Motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board of Supervisors adjourned the meeting at 12:00 p.m. (CDT), for the Somerset Community Development District.

149

150

151

152

153

Secretary/Assistant Secretary

Chairman/ Vice Chairman

Tab 2

Somerset Community Development District

District Office · Panama City, Florida · (850) 334-9055

Mailing Address · 3434 Colwell Avenue, Suite 200, Tampa Florida 33614

www.somersetcdd.org

Operations and Maintenance Expenditures February 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from February 1, 2023 through February 28, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$32,030.68**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Somerset CDD
Check Register**

Company Name: Somerset CDD
Report Name: Check Register
Created on: 03/30/2023
Location: 861-001--861 General Fund

	Account	Payment date	Vendor name	Document/ check no	Payment Amount
861TRUISTOP					
	861TRUISTOP	02/07/2023	Florida Power & Light Company	ACH	\$ 2,852.12
	861TRUISTOP	02/21/2023	Florida Power & Light Company	ACH	\$ 831.16
	861TRUISTOP	02/10/2023	Kutak Rock, LLP	100071	\$ 175.00
	861TRUISTOP	02/10/2023	McHenry Electric, Inc.	100072	\$ 1,003.90
	861TRUISTOP	02/16/2023	Mills Supply	100074	\$ 225.00
	861TRUISTOP	02/10/2023	Rip's Professional Lawn Care, Inc.	100073	\$ 8,975.00
	861TRUISTOP	02/24/2023	Rip's Professional Lawn Care, Inc.	100077	\$ 12,480.00
	861TRUISTOP	02/03/2023	Rizzetta & Company, Inc.	100070	\$ 5,012.50
	861TRUISTOP	02/16/2023	The Lake Doctors, Inc.	100075	\$ 51.00
	861TRUISTOP	02/16/2023	VGlobal Tech	100076	\$ 425.00
	Report Total				\$ 32,030.68

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

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www.somersetcdd.org

Operations and Maintenance Expenditures March 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from March 1, 2023 through March 31, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$27,165.66**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Somerset Community
Development District
Check Register**

Company Name: Somerset Community
Development District
Report Name: Check Register
Created on: 04/07/2023
Location: 861-001--861 General Fund

	Account	Payment date	Vendor name	Document /check no	Payment Amount
861TRUISTOP					
	861TRUISTOP	03/14/2023	Belinda Ann Ballew	100080	\$ 200.00
	861TRUISTOP	03/09/2023	Florida Power & Light Company	ACH	\$ 168.60
	861TRUISTOP	03/21/2023	Florida Power & Light Company	ACH	\$ 28.71
	861TRUISTOP	03/21/2023	Florida Power & Light Company	ACH	\$ 689.79
	861TRUISTOP	03/21/2023	Florida Power & Light Company	ACH	\$ 1,544.03
	861TRUISTOP	03/10/2023	Florida Power & Light Company	ACH	\$ 1,303.78
	861TRUISTOP	03/14/2023	George Hartley	100081	\$ 200.00
	861TRUISTOP	03/21/2023	John Rosenberg	100085	\$ 200.00
	861TRUISTOP	03/01/2023	Kutak Rock, LLP	100078	\$ 430.00
	861TRUISTOP	03/30/2023	Kutak Rock, LLP	100087	\$ 1,521.50
	861TRUISTOP	03/30/2023	McHenry Electric, Inc.	100088	\$ 3,100.00
	861TRUISTOP	03/30/2023	Mills Supply	100089	\$ 225.00
	861TRUISTOP	03/23/2023	MRD Associates, Inc.	100086	\$ 11,750.00
	861TRUISTOP	03/01/2023	Rizzetta & Company, Inc.	100079	\$ 5,012.50
	861TRUISTOP	03/14/2023	Robert E Stenhammer	100082	\$ 200.00
	861TRUISTOP	03/31/2023	The Lake Doctors, Inc.	100090	\$ 51.00
	861TRUISTOP	03/17/2023	The Ledger / News Chief/ CA Florida Holdings, LLC	100084	\$ 340.75
	861TRUISTOP	03/14/2023	Thomas M Dodson	100083	\$ 200.00
	Report Total				\$ 27,165.66

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

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Operations and Maintenance Expenditures April 2023 For Board Approval

Attached please find the check register listing the Operation and Maintenance expenditures paid from April 1, 2023 through April 30, 2023. This does not include expenditures previously approved by the Board.

The total items being presented: **\$21,178.31**

Approval of Expenditures:

_____ Chairperson

_____ Vice Chairperson

_____ Assistant Secretary

**Somerset Community
Development District
Check Register**

Company Name: Somerset CDD
Report Name: Check Register
Created on: 05/15/2023
Location: 861-001--861 General Fund

	Account	Payment date	Vendor name	Document /check no	Payment Amount
861TRUISTOP					
	861TRUISTOP	04/19/2023	ALYS Beach Resort LLC	100095	\$ 4,514.00
	861TRUISTOP	04/20/2023	ALYS Beach Resort LLC	100096	\$ 1,332.78
	861TRUISTOP	04/28/2023	ALYS Beach Resort LLC	100097	\$ 452.00
	861TRUISTOP	04/20/2023	Florida Power & Light Company	ACH	\$ 16.07
	861TRUISTOP	04/20/2023	Florida Power & Light Company	ACH	\$ 424.96
	861TRUISTOP	04/10/2023	Innerlight Engineering Corporation	100092	\$ 1,900.00
	861TRUISTOP	04/10/2023	Innerlight Engineering Corporation	100093	\$ 2,375.00
	861TRUISTOP	04/12/2023	Innerlight Engineering Corporation	100094	\$ 4,450.00
	861TRUISTOP	04/28/2023	Mills Supply	100098	\$ 225.00
	861TRUISTOP	04/03/2023	Rizzetta & Company, Inc.	100091	\$ 5,012.50
	861TRUISTOP	04/28/2023	The Lake Doctors, Inc.	100099	\$ 51.00
	861TRUISTOP	04/28/2023	VGlobal Tech	100100	\$ <u>425.00</u>
	Report Total				\$ <u>21,178.31</u>

Tab 3

*Alys Beach Shoreline and Volume
Monitoring Report - 2022*
Alys Beach, Florida



Source: Alys Beach, Florida, Facebook (undated)

PREPARED FOR:



Alys Beach Neighborhood Association
9581 County Highway 30-A
Alys Beach, Florida 32461

PREPARED BY:



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Executive Summary

Alys Beach, Walton County, Florida (**Figure 1**) is located on the Gulf of Mexico. MRD Associates, Inc. (MRD) was retained by the Alys Beach Neighborhood Association to develop and assess conceptual design(s) to restore the beach, provide an increased level of storm protection, enhance recreation, and preserve natural resources for Alys Beach. The primary focus of the feasibility study was along the approximately 1,500 foot gulf-front shoreline along Alys Beach development extending from Department of Environmental Protection (DEP) Reference Monument R-114.7 to R-116.2 (Figure 1). The recommendation of the feasibility and design study was to monitor the shoreline to determine the rate of recovery which will provide the basis for any future restoration activity. This monitoring report will update the shoreline and volume change analysis in the “*Beach and Dune Restoration Feasibility Study*” dated September 2, 2021, provided by MRD.

The comparison of beach and offshore surveys between June 2021 and December 2022 within Alys Beach (Monuments R-115 to R-116) indicate an average shoreline position recession of approximately -3.8 feet but a total accretion of +1,300 cubic yards. The receding shoreline is primarily due to comparing the December 2022 winter profile, which is typically flatter and compressed, to the wider summer profile surveyed in June 2021. Since 1998, the shoreline within Alys Beach has advanced seaward approximately +5.8 feet and accreted a total of +15,505 cubic yards with the volume gains concentrated between the MHW line and the -25-foot contour at R-116. These surveys provide a snapshot of the beach conditions at the time of the survey. Long term trends (1998 to 2022) indicate the shoreline appears to be slightly accretional.

Based on these monitoring results, there is no immediate need for a beach and dune nourishment project. it is recommended to continue conducting annual beach and offshore surveys to document the shoreline position and volume changes over time. The results from future monitoring may indicate the need for a beach and dune nourishment project which would be determined from the results of an annual monitoring program. Future surveys should be conducted at the same time every year to avoid discrepancies between winter and summer profiles.

1.0 Introduction

Alys Beach, Walton County, Florida (Figure 1) is located on the Gulf of Mexico, approximately two miles west of the Walton/Bay County line. The study limits for this investigation are the 7,000 feet of shoreline between the Florida Department of Environmental Protection (DEP) Reference Monument R-112 (west) and R-119 (east). The primary focus is along the 1,500 foot gulf-front shoreline along Alys Beach development extending from R-114.7 to R-116.2 (Figure 1). This monitoring report will update the shoreline and volume change analysis presented in the “*Beach and Dune Restoration Feasibility Study*” dated September 2, 2021, provided by MRD with new survey data performed in December 2022 by Dewberry Engineers, Inc.

The Florida Department of Environmental Protection, Office of Resilience and Coastal Protection (aka Beaches) has long recognized the erosive condition of the shoreline and as a result has designated the eastern 4.2-miles of Walton County shoreline between DEP Monument R-105.5 and R-127.4 (included in the Study Area) as “Critically Eroded” (Figure 2). A Critically Eroded shoreline is “*where natural processes or human activity have caused or contributed to erosion and recession of the beach or dune system to such a degree that upland development, recreational interests, wildlife habitat, or important cultural resources are threatened or lost.*”



Figure 1. Location map

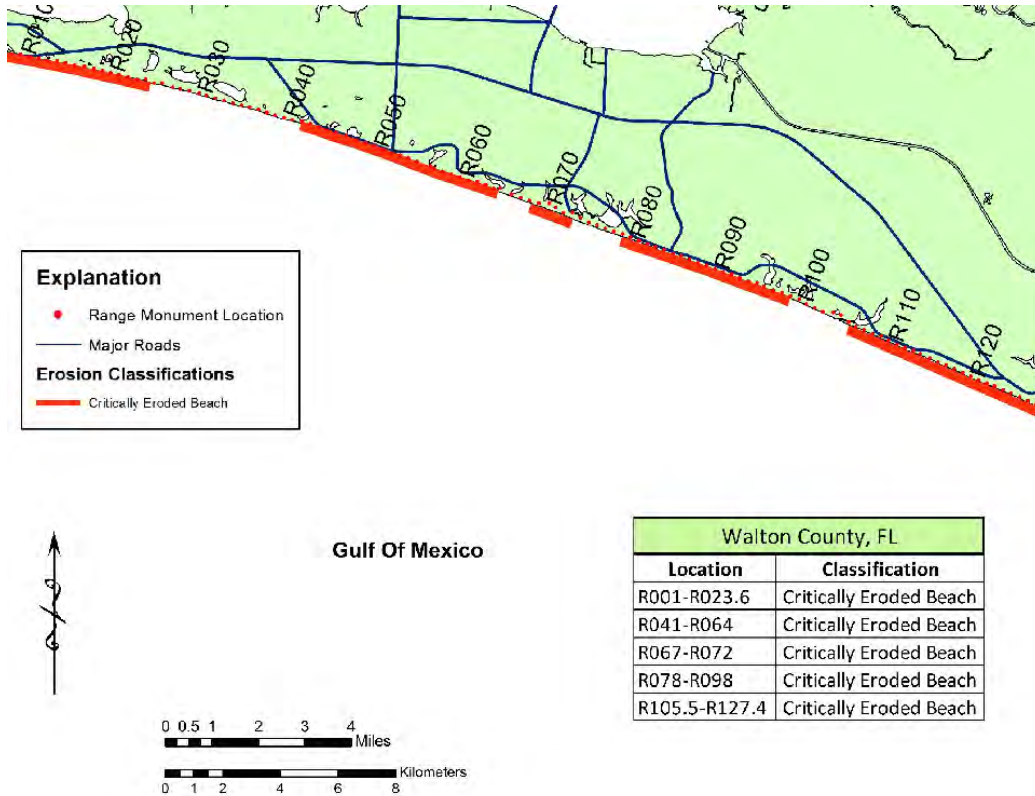


Figure 2. Walton County “Critically Eroding” Beaches (Clark, 2020)

2.0 Oceanographic Data

2.1 Tidal Datums

The tidal ranges along the Gulf of Mexico are primarily diurnal, becoming mixed during the 1/4 and 3/4 moon phases. Tidal datums for the area were obtained from NOAA Station 8729210 Panama City Beach, Florida located approximately ten (10) miles east-southeast of the project site. This data is summarized in **Table 1** in feet, NAVD88.

Table 1. Tidal datums in the vicinity of Alys Beach, Florida.

Datum	Tidal Elevation (feet, NAVD 88)
Mean Higher High Water (MHHW)	+0.86
Mean High Water (MHW)	+0.78
Mean Tide Level (MTL)	+0.16
Mean Low Water (MLW)	-0.47
Mean Lower Low Water (MLLW)	-0.54
Mean Tide Range	1.25

2.2 Storm Surge

Predicted storm surge elevations were obtained from the revised report entitled, “*Combined Total Storm Tide Frequency Analysis for Walton County, Florida*” (Wang et al., 2009). This report was further revised to include tropical storms in 2009.

Table 2. *Combined total storm surge elevations near Alys Beach.*

Return Period (years)	Combined Total Storm Tide Level (feet, NAVD 88)
15	+6.6
25	+7.7
50	+9.1
100	+10.6

3.0 DEP Shoreline and Profile Data

Two sets of shoreline and profile data are used in this study to document and analyze shoreline movement and volume changes along the 7,000 foot study limits between R-112 and R-119: 1) historic (shoreline) mean high water line (MHWL) position tables; and 2) beach and offshore profile surveys. These data sets are based on DEP Reference (R-) monuments spaced approximately 1,000 feet apart along the Gulf shoreline (R-112 to R-119). These DEP maintained monuments are geo-referenced to vertical and horizontal datums and are used to monitor various shoreline changes within the littoral zone and upland topography, and are also used to reference the location of features. This data is available from DEP’s website¹. Additionally, supplemental surveys were conducted by Dewberry Engineers, Inc. in June 2021 (Dewberry, 2021) and December 2022 (Dewberry, 2022) to provide more recent datasets. The six surveys used in this analysis were collected: January 23-24 (upland) to April 1998 (offshore); September 20, 2005; September 18 (upland) to October 18 (offshore), 2013; October 28, 2018 (upland and offshore); June 14-15, 2021 (upland and offshore); and December 5, 2022 (upland and offshore).

3.1 Shoreline (MHWL) Position Data

A historic shoreline position documents the location of the shoreline at one particular point in time. A comparison of such shoreline positions over time can suggest erosional or accretional trends. For this investigation, the shoreline position was taken as the line where the plane of the MHWL (+0.8 feet, NAVD88) intersects the beach. For the historic years selected in this study, the DEP MHWL database provides profile surveys performed at DEP monuments. These profile surveys have an accuracy in shoreline position within one (1) foot. In addition to the DEP surveys, the recent Dewberry survey was included in this analysis. The MHWL changes for these datasets were measured in HYPACK®.

¹ <https://floridadep.gov/rcp/beaches-inlets-ports/content/historic-shoreline-database>

3.2 Depth of Closure

“Depth of Closure” (DOC) is defined as the water depth at which no appreciable movement of sediment by wave action occurs (NRC, 1995). Understanding the location of the depth of closure on a profile is important for several reasons including interpreting survey data, estimating fill adjustment and the siting of potential borrow areas. For example, proposed borrow areas should be located seaward of the estimated depth of closure to minimize or eliminate any potential adverse impact to the restored beach. Beach fill material could be transported offshore back into the borrow areas if excavated too close to the shoreline.

The depth of closure for a given profile is estimated by noting where the survey data from multiple years appears to converge. Based on a comparison of the 1998 and 2005 profile data between R-112 and R-119, the approximate depth of closure was estimated to be near the -25 foot contour (Appendix A – Historic Profiles). For comparison, the U.S. Army Corps of Engineers (USACE)-Mobile District (1994) estimated a depth of closure of -20 feet for the Panama City Beach restoration project located to the east of Alys Beach.

3.3 Beach and Offshore Profile Data

Beach and offshore profile surveys which extend to -25 feet, NAVD 88 or deeper are used in this analysis to document the recent volume changes both above and below the MHWL. These profile surveys and measured volume changes are used to obtain a reasonable estimate of episodic and long-term volume changes along the shoreline.

4.0 Shoreline Changes

Mean High Water Line (MHWL) shoreline change rates along the monitored limits (R-112 to R-119) and within Alys Beach (R-115 to R-116) are documented based on historical DEP shoreline position table data for the following time intervals: 1) 1998 to 2005; 2) 2005 to 2013; 3) 2013 to 2018; 4) 2018 to 2021; and 5) 2021 to 2022. **Table 3** and **Figure 3** plot the shoreline change rates between R-112 and R-119. The MHWL is located at approximately the +0.8 foot, NAVD88 contour.

4.1 1998 to 2005

The rate of shoreline (MHWL) changes over the approximate 7-year, 7-month period between January 23-24, 1998, and September 20, 2005 (R-112 to R-119) ranged between -8.7 feet per year (ft/yr) at R-113 and -1.4 ft/yr at R-114, with an average of -3.7 ft/yr for the monitored shoreline. Within Alys Beach (R-115 to R-116) the shoreline eroded at an average of -2.2 ft/yr. The 2005 survey data was collected approximately two-months after Hurricane Dennis made landfall as a Category 3 hurricane near Navarre Beach at approximately 1:30PM on July 10th. The point of landfall was approximately 55-miles west of Alys Beach and resulted in significant beach and dune erosion and structural damage along the coast. A second major storm, Hurricane Katrina, made landfall in New Orleans on August 29th that generated storm waves along the Florida Gulf Coast which also contributed to the shoreline erosion.

4.2 2005 to 2013

The rate of shoreline (MHWL) changes over the approximate 8-year period between September 20, 2005, and September 18, 2013, based on DEP beach profile data are shown in **Table 3**. The change rates over the monitored shoreline (R-112 to R-119) ranged between 0.0 ft/yr at R-116 and +4.5 ft/yr at R-118, with an average of +3.0 ft/yr and 2.0 ft/yr within Alys Beach (R-115 to R-116). The 2005 to 2013 time period was a relative calmer period of storm activity with the majority of events in the Gulf of Mexico occurring in 2008 (Hurricanes Gustav and Ike) approximately 5-years prior to the September 2013 surveys. During the last 5 years the beach would have had time to recover, which may be reflected in the documented accretion rates for this time period.

4.3 2013 to 2018

The rate of shoreline (MHWL) changes over the approximate 5-year, 1 month period between September 18, 2013, and October 28, 2018, based on DEP beach profile data are shown in **Table 3**. The change rates over the monitored shoreline (R-112 to R-119) ranged between -5.3 ft/yr at R-112 and 5.5 ft/yr at R-116, with an average of -1.1 ft/yr. Within Alys Beach (R-115 to R-116) the average shoreline position change was +1.2 ft/yr. The October 28, 2018, survey was performed after Tropical Storms Alberto and Gordon, and approximately two weeks after Hurricane Michael made landfall in Panama City on October 10th. These storms had an accumulative effect on the erosion rates along the study area.

4.4 2018 to 2021

The rate of shoreline (MHWL) changes was accretional over the approximate 2-year, 8-month period between October 28, 2018, and June 15, 2021, based on a comparison of the DEP beach profile data and Dewberry survey as shown in **Table 3**. The change rates over the monitored shoreline (R-112 to R-119) ranged between +1.3 ft/yr at R-113 and +10.0 ft/yr at R-114, with an average of +5.3 ft/yr. Within Alys Beach (R-115 to R-116) the average shoreline position change was +4.5 ft/yr. During this period, the Alys Beach shoreline was impacted by numerous storms, including Nestor (2019); Fay (2020); Omar (2020); and Sally (2020).

4.5 2021 to 2022

The rate of shoreline changes was slightly accretional over the 1-year, 6-month period between June 15, 2021, and December 5, 2022. The change rates over the entire project shoreline ranged from -5.6 ft/yr at R-116 to +10.0 ft/yr at R-113, with an average of +1.1 ft/yr (**Table 3**). Within Alys Beach (R-115 to R-116) the average shoreline position change was -2.6 ft/yr. However, it should be noted that this rate was influenced by the -5.6 ft/yr rate at R-116 while the remainder of the monitored shoreline was accretional. During this time period, the Alys Beach shoreline was impacted by Tropical Storm Fred (2021). Notably, the 2022 survey was taken in the winter which typically has a shallow foreshore slope with a compressed shape from the landward translation of the MHW line due to the erosion of the upper profile. The “summer” profile tends to have the MHW line further seaward compared to the “winter profile.”

Table 3. Shoreline change rates (ft/yr).

DEP R Monument	1998 to 2005 (ft/yr)	2005 to 2013 (ft/yr)	2013 to 2018 (ft/yr)	2018 to 2021 (ft/yr)	2021 to 2022 (ft/yr)
R-112	-3.3	+3.4	-5.4	+9.8	-4.7
R-113	-8.8	+4.4	+0.2	+1.3	+10.0
R-114	-1.4	+3.0	-5.1	+10.0	+3.5
R-115*	-1.7	+2.0	-2.8	+6.7	+0.5
R-116*	-2.7	+0.0	+5.2	+2.3	-5.6
R-117	-4.4	+3.1	-3.1	+3.1	+0.2
R-118	-3.5	+4.5	-0.5	+4.1	+4.8
R-119	-1.6	+2.8	+1.7	+4.9	+0.1
Average	-3.4	+2.9	-1.2	+5.3	+1.1

*Alys Beach Shoreline Segment

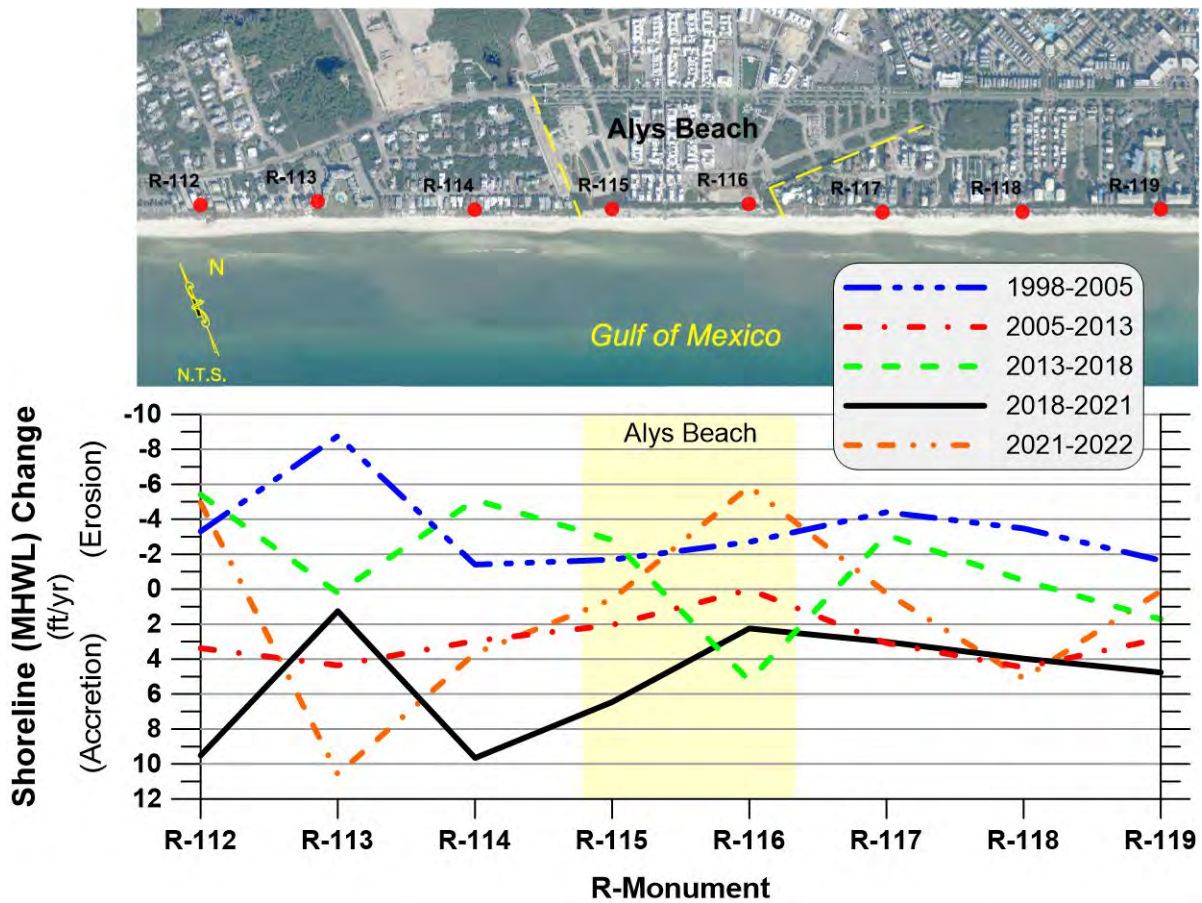


Figure 3. Shoreline change rates(ft/yr).

4.6 Beach Cusps and Hot Spots

Beach cusps or Caletas are shoreline formations composed of beach material separated by crest-shaped troughs spaced at more or less regular intervals along the shoreline. Typically, the horns

(seaward protruding features) are composed of coarser material and the embayment contains finer sediment. These coastal features are found all over the world and are most noticeable on shorelines with relatively low wave energy and finer beach sand. The initial formation of beach cusps are not fully understood but they do periodically appear and disappear along the north Gulf Coast from Gulf Shores, Alabama to Franklin County, Florida. The formation of these features typically occurs in a regular pattern with cusps of fairly equal size and spacing between horns and the cusps can be up to 200 feet across or greater.



Figure 4. *Beach cusps (12/01/20).*

A “Hot Spot” is an isolated segment of shoreline that experiences accelerated erosion compared to the adjacent shoreline. A hot spot can be 500-feet to ½ -mile in length and will typically form in roughly the same location. These features have been observed to migrate or be stable along the shoreline and will appear and disappear over time with no set frequency.

The locations of these beach cusps in relation to the DEP survey profile lines can have a significant impact on the measured shoreline and volume change rates by skewing averages of change rates. For example, if a profile line is surveyed along or near a horn of a beach cusp and then at a later date the embayment migrates to the profile line location and is then surveyed, a comparison of the two profiles would show significant erosion when in fact the average changes across the shoreline could actually be much less severe. **Figure 5** and **Figure 6** highlight this example.



Figure 5. Erosion “hot spot” in the vicinity of the Alys Beach Gulf Green walkover (12/23/20).



Figure 6. Recovery of erosion “hot spot” in the vicinity of the Alys Beach Gulf Green walkover (07/15/21).

5.0 Volume Changes

Volumetric changes were calculated using the Cross Sections and Volumes tool within HYPACK® at each profile for the monitored shoreline (R-112 to R-119) and Alys Beach (R-115 to R-116). Profile surveys and measured volume changes are generally used to obtain a reasonable estimate of episodic and long-term volume changes over an extended period of time and usually consider numerous time frames. The volume changes presented in this section reflect the actual measured rates based on the profile survey data using an average end area methodology. It should be noted that there were six (6) complete sets of survey data available for the study area resulting in five (5) measured time periods. The volume changes were measured in three discrete compartments including: 1) from the base of the dune to the MHW line, 2) from the MHW line to approximately the -25 foot contour (DOC), and 3) the total beach profile from the base of the dune to the -25 foot contour (DOC). The “Dune to MHW” is measured from the seaward base of the dune and does not include the dune constructed in 2006.

5.1 1998 to 2005

The total volume change rate over the approximate 7-year, 7-month period between January 23-24, 1998, and September 20, 2005 (R-112 to R-119) ranged between -2.9 cubic yards per linear foot per year ($\text{yd}^3/\text{lf}/\text{yr}$) at R-116 and $+8.9 \text{ yd}^3/\text{lf}/\text{yr}$ at R-115 and R-119, with an average gain of $+2.9 \text{ yd}^3/\text{lf}/\text{yr}$ (**Table 4**). The dune to MHW (above MHWL) volume change rate over the same period ranged between $-2.2 \text{ yd}^3/\text{lf}/\text{yr}$ at R-113 and R-117 and $-0.6 \text{ yd}^3/\text{lf}/\text{yr}$ at R-119, with an average loss of $-1.4 \text{ yd}^3/\text{lf}/\text{yr}$ (**Table 5**). The below MHW volume change rate ranged from $-1.3 \text{ yd}^3/\text{lf}/\text{yr}$ at R-116 to $+9.8 \text{ yd}^3/\text{lf}/\text{yr}$ at R-115, with an average gain of $+4.3 \text{ yd}^3/\text{lf}/\text{yr}$ (**Table 6**). A graphical representation of the volume change rates from 1998 to 2005 is shown in **Figure 7**.

5.2 2005 to 2013

The total volume change rate over the approximate 8-year period between September 20, 2005, and September 18, 2013 ranged between -1.1 cubic yards per linear foot per year ($\text{yd}^3/\text{lf}/\text{yr}$) at R-113 and +8.2 $\text{yd}^3/\text{lf}/\text{yr}$ at R-115, with an average gain of +2.4 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 4**). The dune to MHW volume change rate over the same period ranged between +0.7 $\text{yd}^3/\text{lf}/\text{yr}$ at R-114 and +1.8 $\text{yd}^3/\text{lf}/\text{yr}$ at R-118, with an average gain of +1.2 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 5**). The below MHW volume change rate ranged from -0.8 $\text{yd}^3/\text{lf}/\text{yr}$ at R-112 to +7.1 $\text{yd}^3/\text{lf}/\text{yr}$ at R-115, with an average gain of +1.3 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 6**). A graphical representation of the volume change rates from 2005 to 2013 is shown in **Figure 7**.

5.3 2013 to 2018

The total volume change rate over the approximate 5-year, 1 month period between September 18, 2013, and October 28, 2018 ranged between -15.1 cubic yards per linear foot per year ($\text{yd}^3/\text{lf}/\text{yr}$) at R-115 and +2.1 $\text{yd}^3/\text{lf}/\text{yr}$ at R-113, with an average loss of -2.2 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 4**). The dune to MHW volume change rate over the same period ranged between -0.6 $\text{yd}^3/\text{lf}/\text{yr}$ at R-112 and R-118 and +0.3 $\text{yd}^3/\text{lf}/\text{yr}$ at R-116, with an average loss of -0.3 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 5**). The below MHW volume change rate ranged from -14.8 $\text{yd}^3/\text{lf}/\text{yr}$ at R-115 to +2.5 $\text{yd}^3/\text{lf}/\text{yr}$ at R-116, with an average loss of -1.9 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 6**). A graphical representation of the volume change rates from 2013 to 2018 is shown in **Figure 8**.

5.4 2018 to 2021

The total volume change rate over the approximate 2-year, 8-month period between October 28, 2018, and June 15, 2021 ranged between -10.9 cubic yards per linear foot per year ($\text{yd}^3/\text{lf}/\text{yr}$) at R-113 and -6.0 $\text{yd}^3/\text{lf}/\text{yr}$ at R-116, with an average loss of -8.8 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 4**). The dune to MHW volume change rate over the same period ranged between -0.4 $\text{yd}^3/\text{lf}/\text{yr}$ at R-112 and +1.9 $\text{yd}^3/\text{lf}/\text{yr}$ at R-118, with an average gain of +0.9 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 5**). The below MHW volume change rate ranged from -12.1 $\text{yd}^3/\text{lf}/\text{yr}$ at R-118 to -5.9 $\text{yd}^3/\text{lf}/\text{yr}$ at R-116, with an average loss of -9.7 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 6**). A graphical representation of the volume change rates from 2018 to 2021 is shown in **Figure 8**.

5.5 2021 to 2022

The total volume change rate over the approximate 1-year, 6-month period between June 15, 2021 and December 5, 2022 ranged between -5.0 cubic yards per linear foot per year ($\text{yd}^3/\text{lf}/\text{yr}$) at R-119 and +10.3 $\text{yd}^3/\text{lf}/\text{yr}$ at R-118, with an average gain of +2.8 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 4**). The dune to MHW volume change rate over the same period ranged between -0.3 $\text{yd}^3/\text{lf}/\text{yr}$ at R-114 and +1.4 $\text{yd}^3/\text{lf}/\text{yr}$ at R-116, with an average gain of +0.5 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 5**). The below MHW volume change rate ranged from -5.2 $\text{yd}^3/\text{lf}/\text{yr}$ at R-119 to +9.4 $\text{yd}^3/\text{lf}/\text{yr}$ at R-118, with an average gain of +2.3 $\text{yd}^3/\text{lf}/\text{yr}$ (**Table 6**). A graphical representation of the volume change rates from 2021 to 2022 is shown in **Figure 9**.

Table 4. Total volume change rates (yds³/lf/yr).

DEP R Monument	1997 to 2005 (yds ³ /lf/yr)	2005 to 2013 (yds ³ /lf/yr)	2013 to 2018 (yds ³ /lf/yr)	2018 to 2021 (yds ³ /lf/yr)	2021 to 2022 (yds ³ /lf/yr)
R-112	+4.9	+0.4	-0.7	-10.9	+3.6
R-113	+0.1	-1.1	+2.1	-10.6	+5.9
R-114	+1.3	+1.0	-0.0	-6.7	+4.6
R-115*	+8.9	+8.2	-15.1	-8.8	+2.9
R-116*	-2.9	+3.0	+0.0	-6.0	-1.7
R-117	+1.3	+1.2	+1.1	-9.6	+1.9
R-118	+0.3	+3.5	-1.5	-10.2	+10.3
R-119	+8.9	+3.2	-3.2	-7.4	-5.0
Average R-112 to R-119	+2.9	+2.4	-2.2	-8.8	+2.8

*Alys Beach Shoreline Segment

Table 5. Volume change rates (dune to MHW) (yds³/lf/yr).

DEP R Monument	1997 to 2005 (yds ³ /lf/yr)	2005 to 2013 (yds ³ /lf/yr)	2013 to 2018 (yds ³ /lf/yr)	2018 to 2021 (yds ³ /lf/yr)	2021 to 2022 (yds ³ /lf/yr)
R-112	-1.0	+1.2	-0.6	-0.4	+1.2
R-113	-2.2	+1.0	-0.4	+0.8	-0.1
R-114	-1.1	+0.7	+0.0	+1.2	-0.3
R-115*	-0.9	+1.2	-0.3	+0.9	+0.5
R-116*	-1.6	+1.0	+0.3	-0.1	+1.4
R-117	-2.2	+1.2	-0.2	+1.6	+0.4
R-118	-1.8	+1.8	-0.6	+1.9	+1.0
R-119	-0.6	+1.1	-0.3	+1.8	+0.1
Average R-112 to R-119	-1.4	+1.2	-0.3	+0.9	+0.5

*Alys Beach Shoreline Segment

Table 6. Volume change rates (MHW to -30 ft) (yds³/lf/yr).

DEP R Monument	1997 to 2005 (yds ³ /lf/yr)	2005 to 2013 (yds ³ /lf/yr)	2013 to 2018 (yds ³ /lf/yr)	2018 to 2021 (yds ³ /lf/yr)	2021 to 2022 (yds ³ /lf/yr)
R-112	+6.0	-0.8	-0.1	-10.5	+2.4
R-113	+2.4	-2.1	+2.5	-11.4	+6.0
R-114	+2.4	+0.3	-0.0	-7.9	+4.9
R-115*	+9.8	+7.1	-14.8	-9.7	+2.4
R-116*	-1.3	+2.0	-0.2	-5.9	-3.1
R-117	+3.5	-0.0	+1.3	-11.2	+1.5
R-118	+2.1	+1.6	-0.9	-12.1	+9.4
R-119	+9.5	+2.2	-2.8	-9.2	-5.2
Average R-112 to R-119	+4.3	+1.3	-1.9	-9.7	+2.3

*Alys Beach Shoreline Segment

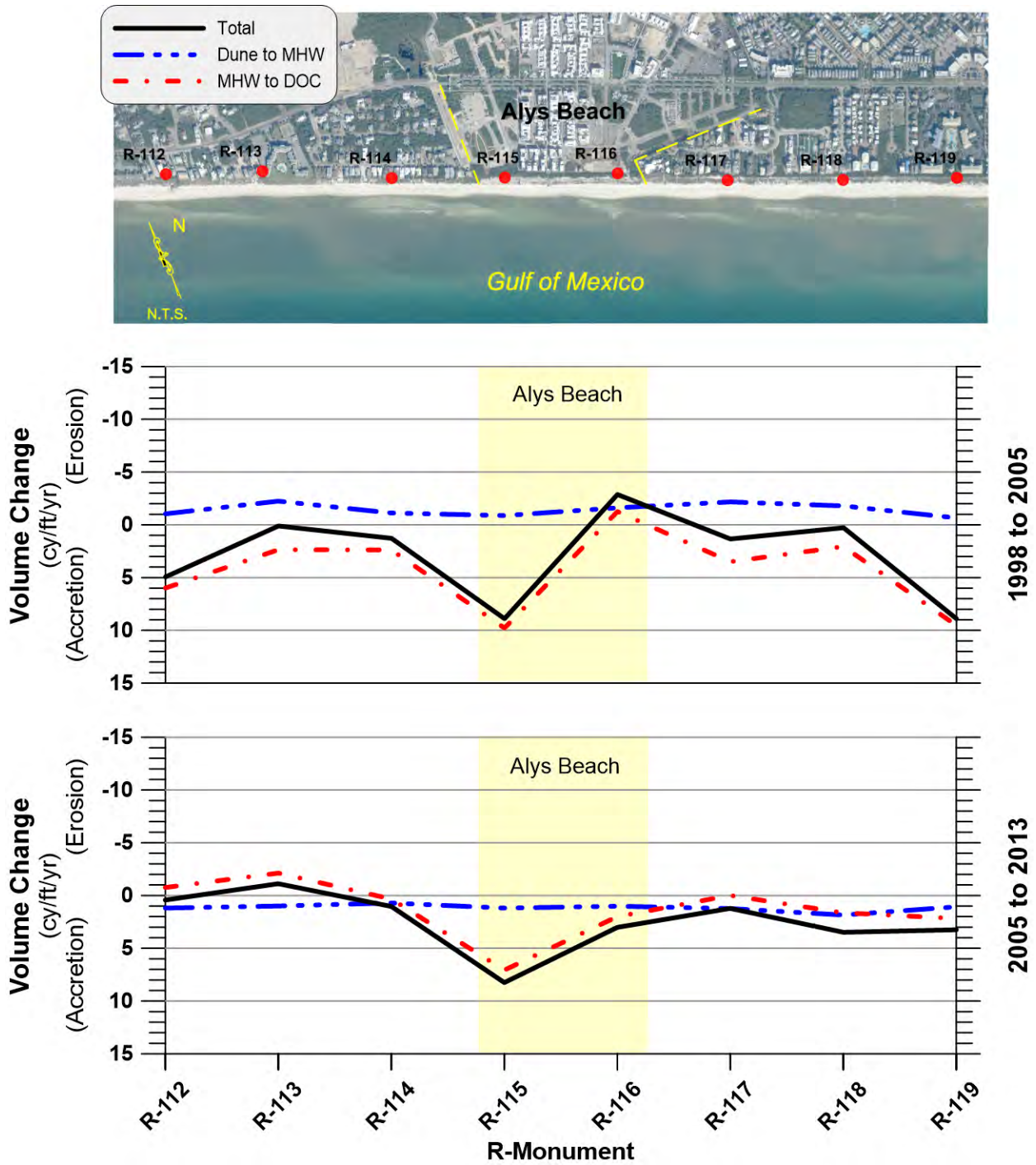


Figure 7. Volume changes from 1998 to 2013 (cy/ft/yr).

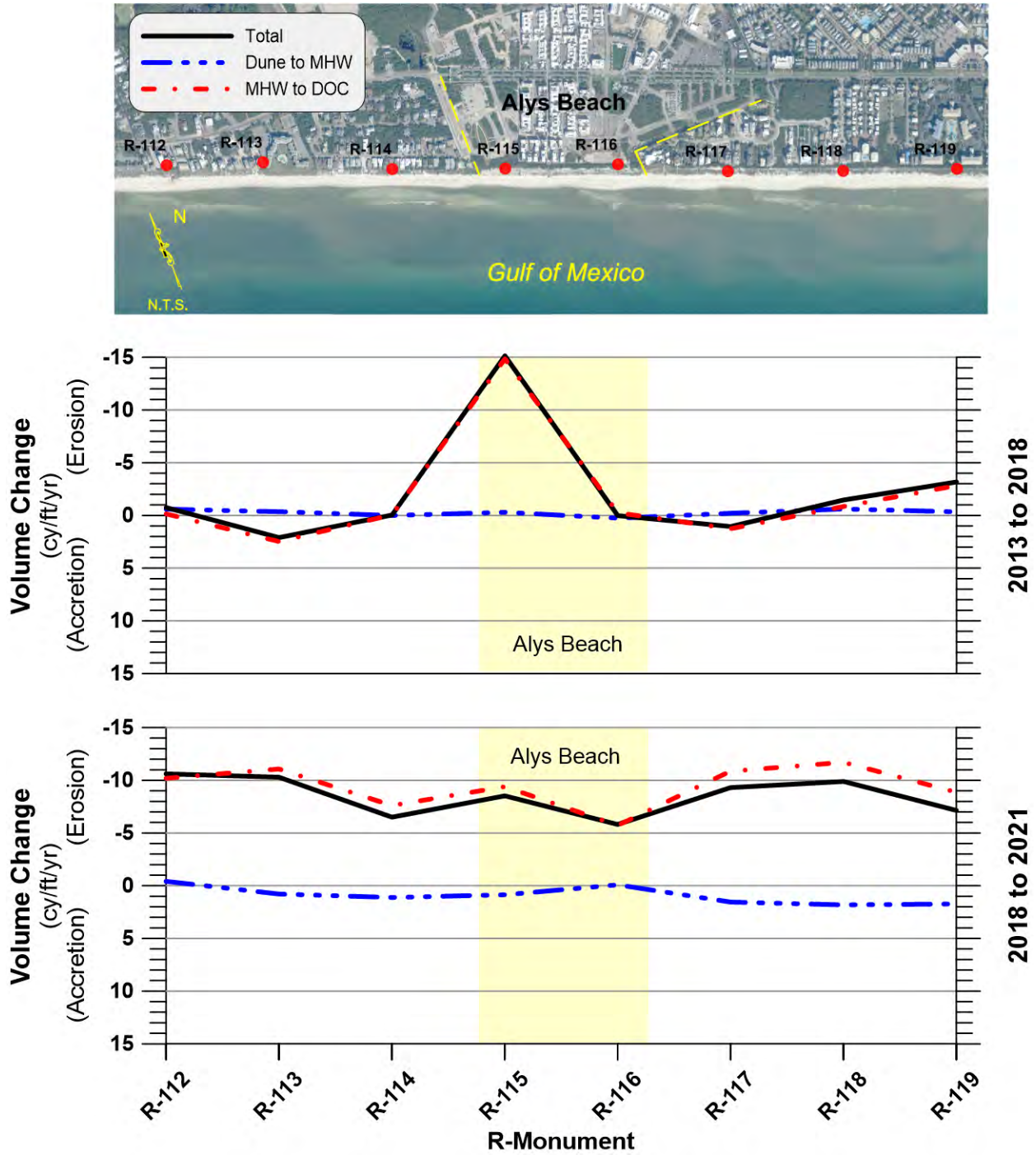


Figure 8. Volume changes from 2013 to 2021(cy/ft/yr).

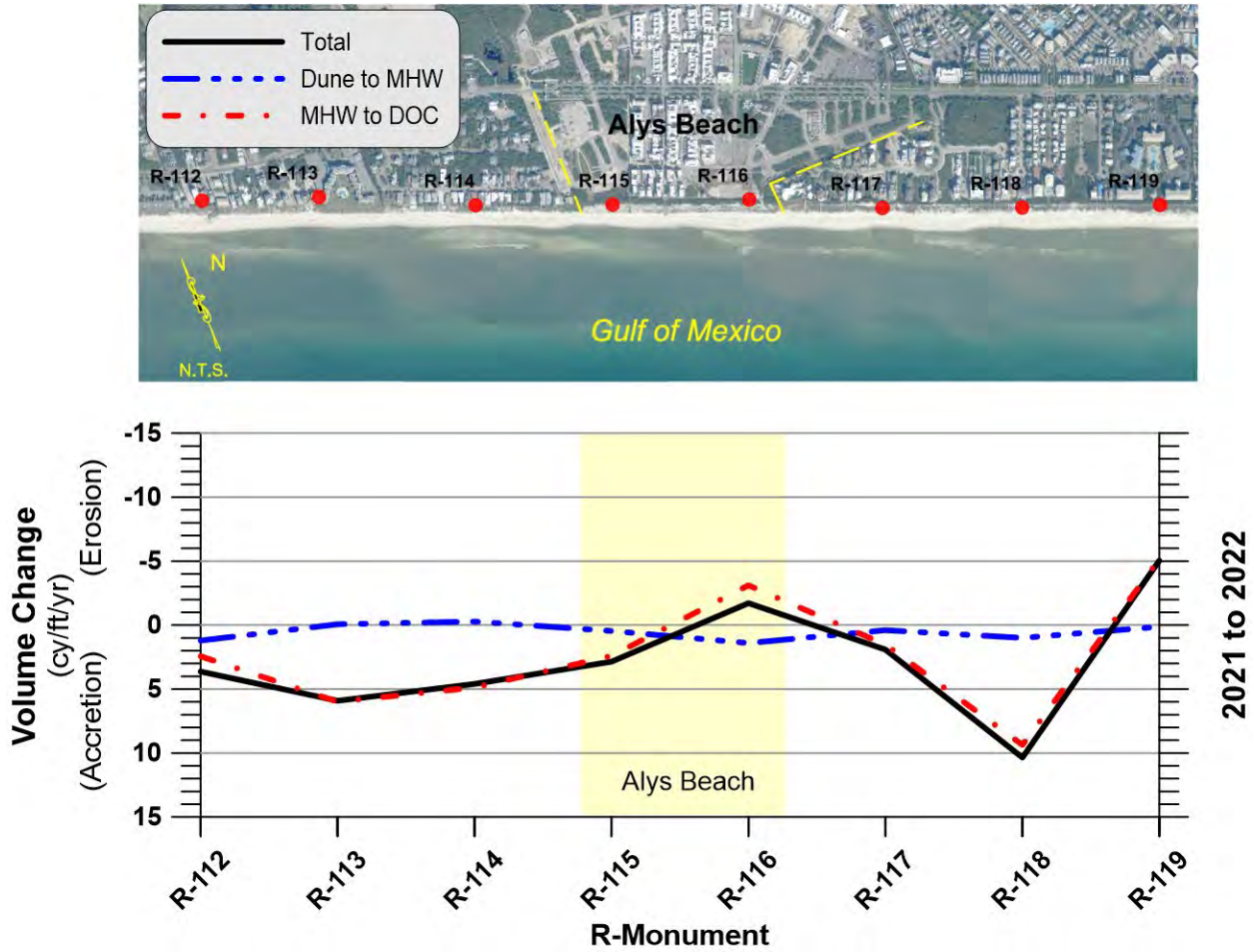


Figure 9. Volume changes from 2021 to 2022 (cy/ft/yr).

6.0 Discussion and Concluding Remarks

The comparison of beach and offshore surveys between June 2021 and December 2022 within Alys Beach (R-115 to R-116) indicate an average shoreline recession of approximately -3.8 feet and a total accretion of +1,300 cubic yards. The erosion within Alys Beach was concentrated at R-116 with a peak shoreline recession of -8.3 feet. It is important to reiterate that the December 2022 survey was performed during the winter months when the shoreline tends to be further landward compared to summer months which may exaggerate the amount of erosion that occurred within the limits of Alys Beach. Since 1998, the shoreline within Alys Beach has advanced seaward approximately by +5.8 feet and accreted a total of +15,505 cubic yards with the volume gains primarily between the MHWL and the -25 foot contour (DOC) at R-116. Long term trends (1998 to 2022) indicate the shoreline appears to be slightly accretional.

Based on this monitoring analysis, R-115 and R-116 within Alys Beach appears to be a hotspot for accretion and erosion. This may be attributed to the prevalence of beach cusps which migrate along the shoreline over time as described in Section 4.6. Or this may, in part, due to the presence of harder black peat deposit that was exposed in 2005 (Figure 10) and again in 2020.



Figure 10. Exposed black “peat” along Alys Beach (01/24/05).

In general, the shoreline position change and volume changes over the past 1-year, 6-months (2021 to 2022) were insignificant over such a short period of time and may be due to seasonal variation. Based on these monitoring results, there is no immediate need for a beach and dune nourishment project. It is recommended to continue conducting annual beach and offshore surveys to document the shoreline position and volume changes over time. The results from future monitoring may indicate the need for a beach and dune nourishment project which would be determined from the results of an annual monitoring program. Future surveys should be conducted at the same time every year to avoid discrepancies between winter and summer profiles.

7.0 References

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Dewberry Engineers, Inc., 2022. 2022 Alys Beach Monitoring Survey Topographic and Hydrographic Survey Report, dated December 5, 2022, prepared for MRD Associates, Inc.

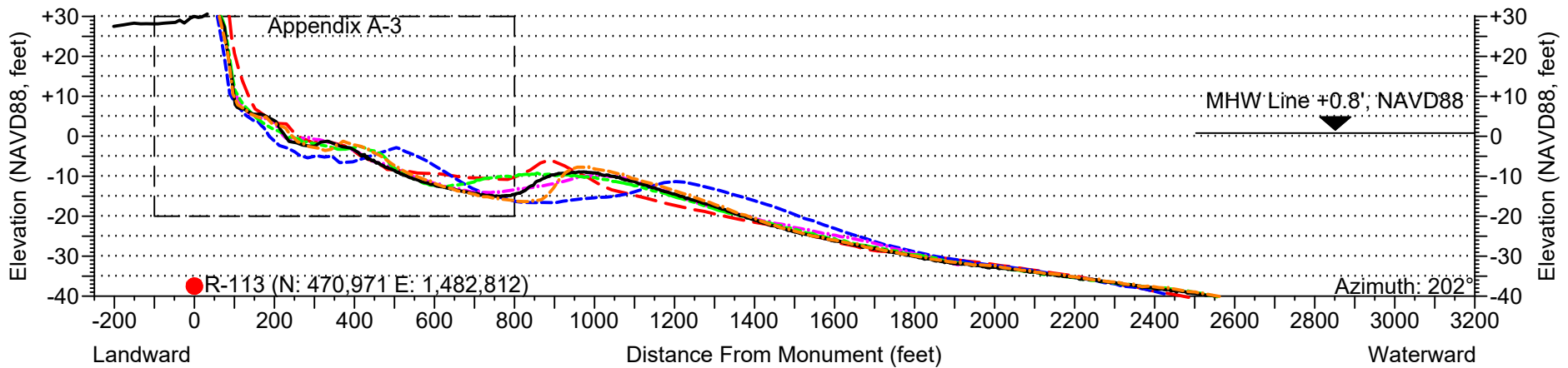
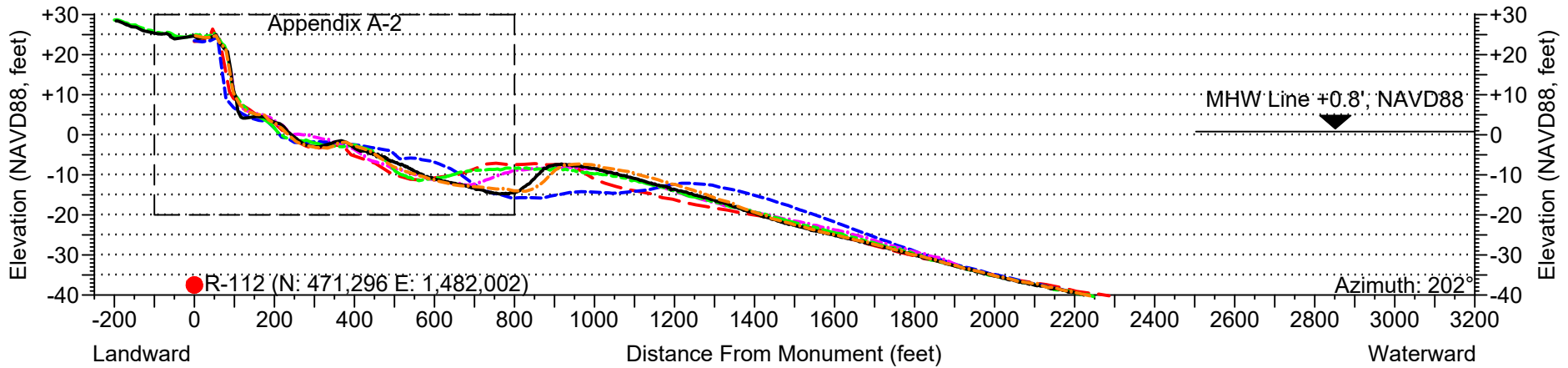
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National Research Council (NRC), 1995. Beach Nourishment and Protection. National Academy Press, Washington, D.C

Wang, S. Y., Manausa, M., Dean, R. G. and Walton, T. L. , N., 2009. *Inclusion of Tropical Storms for the Combined Total Storm Tide Frequency Restudy for Walton County, Florida*. Beaches and Shores Resource Center, Florida State University.

APPENDIX A

Historic Profiles



LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)

--- September 18, 2013 (upland); October 18, 2013 (offshore)

— July 15-26, 2021
- September 20, 2005

--- October 28, 2018

--- December 5, 2022

Vertical Scale: 1" = 40'
Horizontal Scale: 1" = 400'



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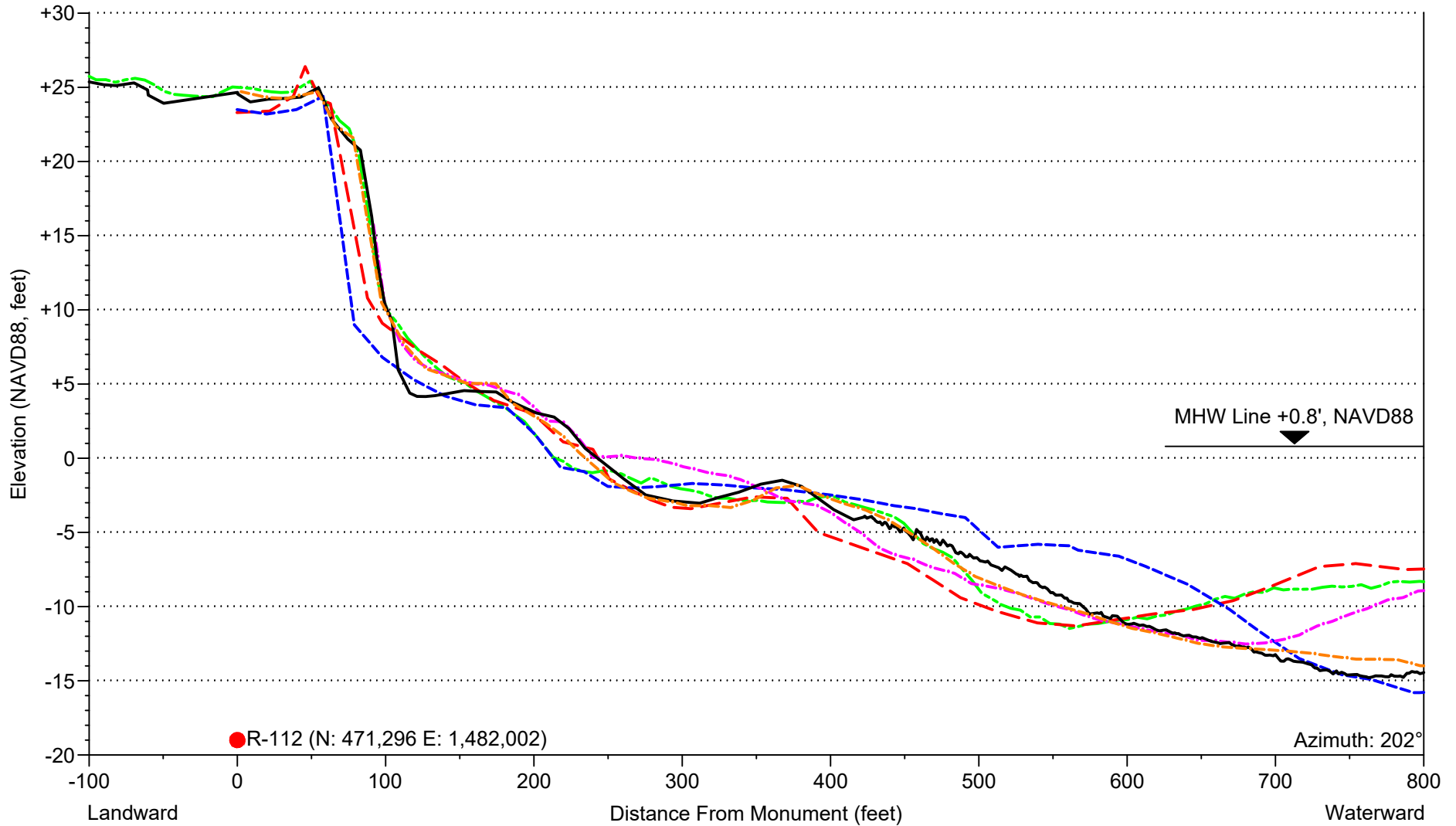
MONITORING PROFILES (FULL) - DEP R-112 & R-113
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-1
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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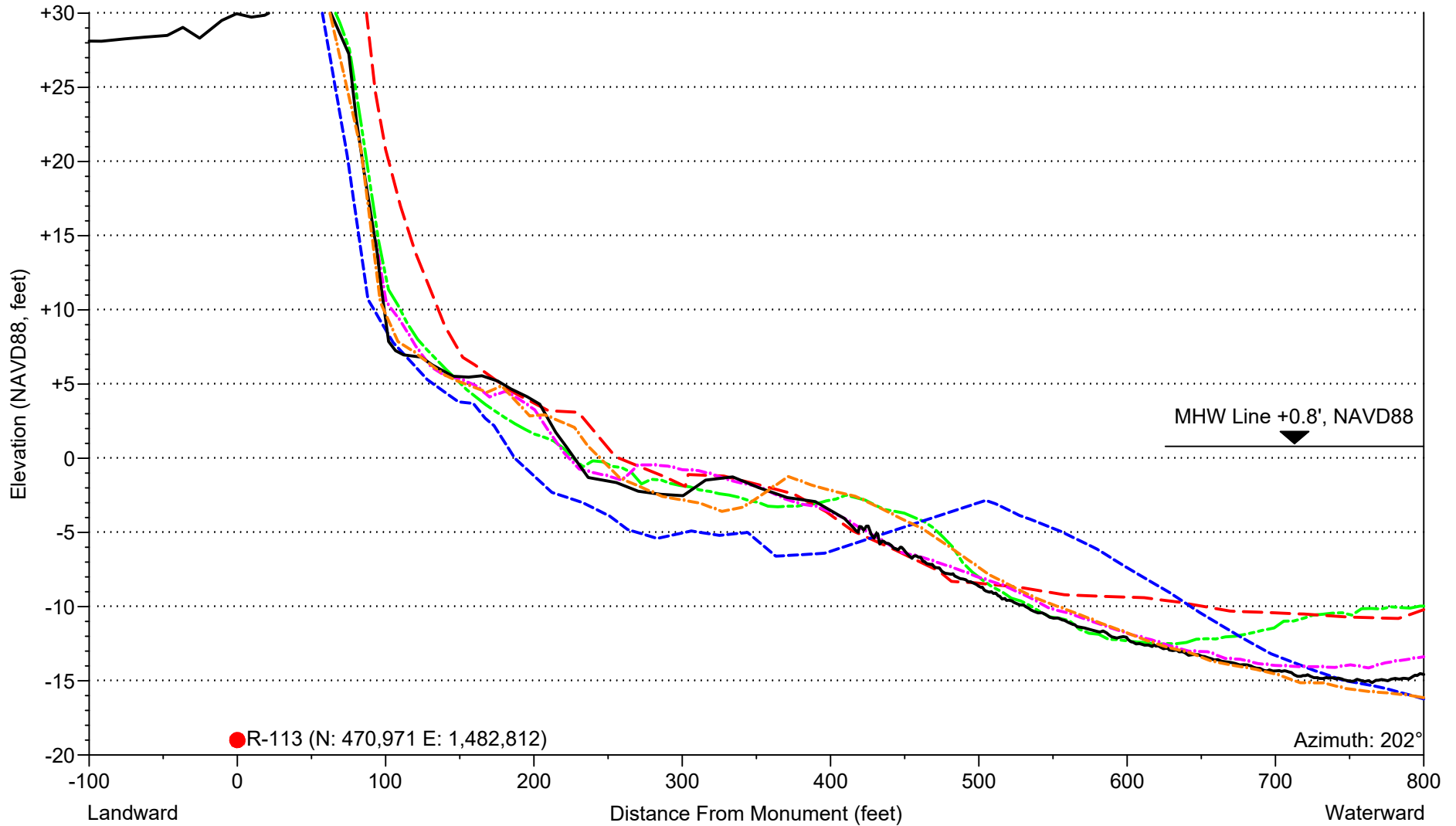
MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-112
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-2
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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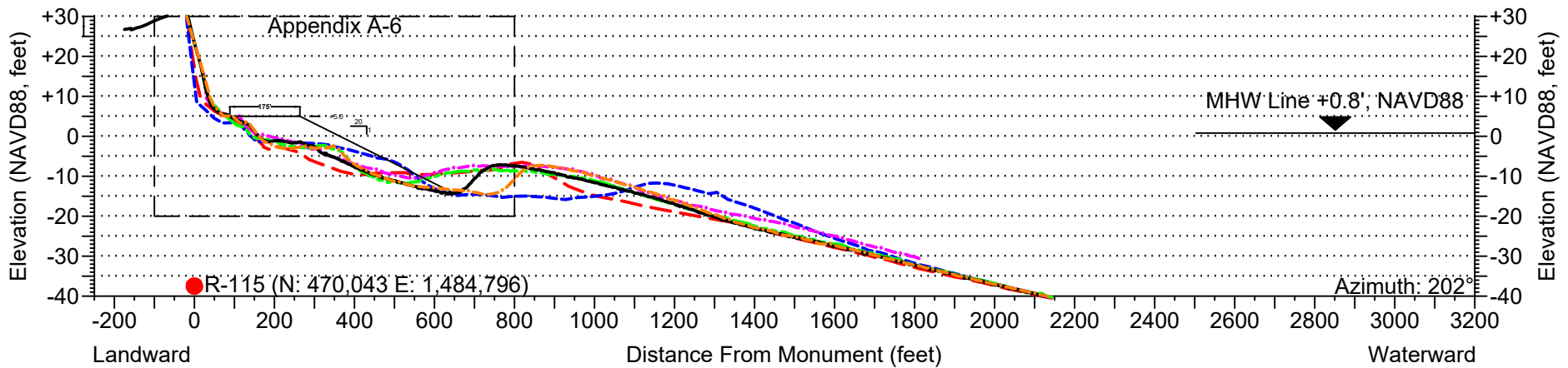
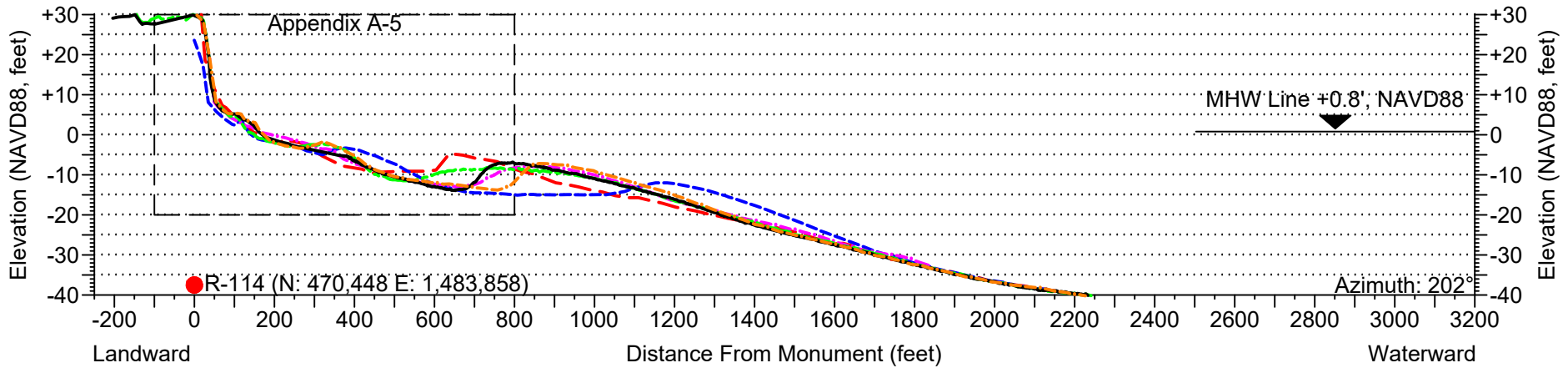
MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-113
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-3
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)

--- September 18, 2013 (upland); October 18, 2013 (offshore)

— July 15-26, 2021
- September 20, 2005

--- October 28, 2018

--- December 5, 2022

Vertical Scale: 1" = 40'
Horizontal Scale: 1" = 400'

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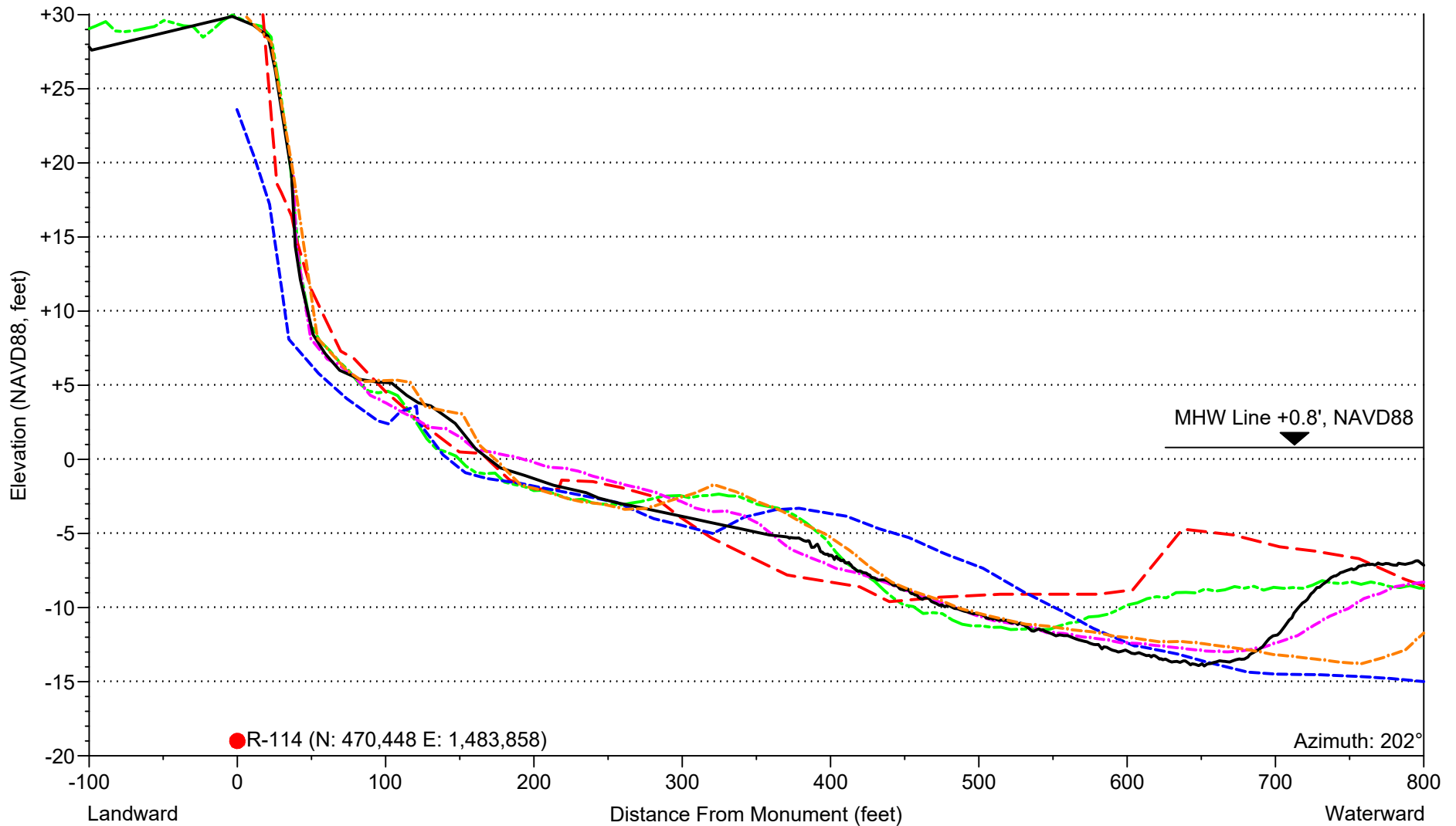
MONITORING PROFILES (FULL) - DEP R-114 & R-115
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
 9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
 Florida P.E. Number 55255

Date: April 20, 2021
 Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-4
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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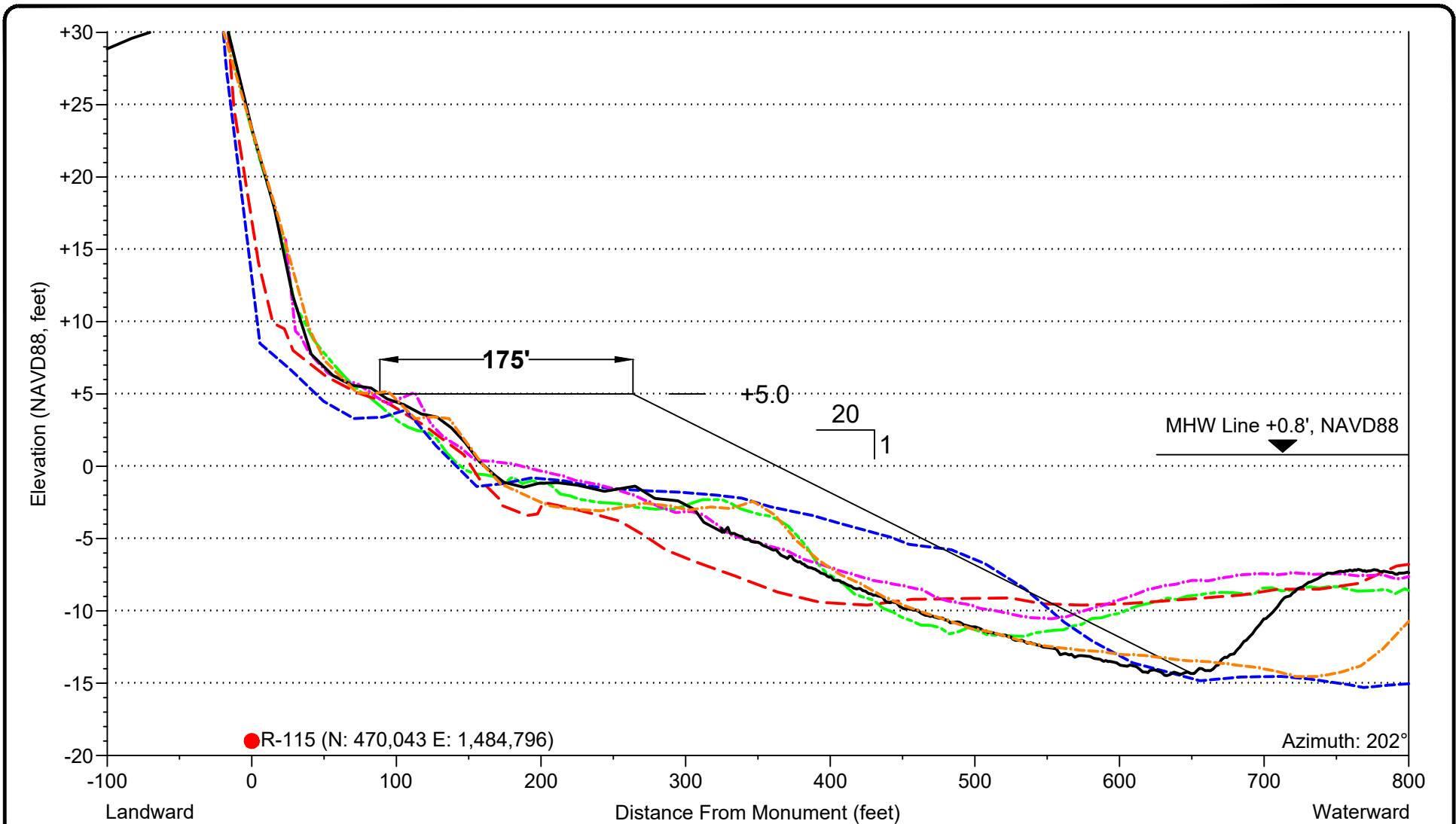
MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-114
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-5
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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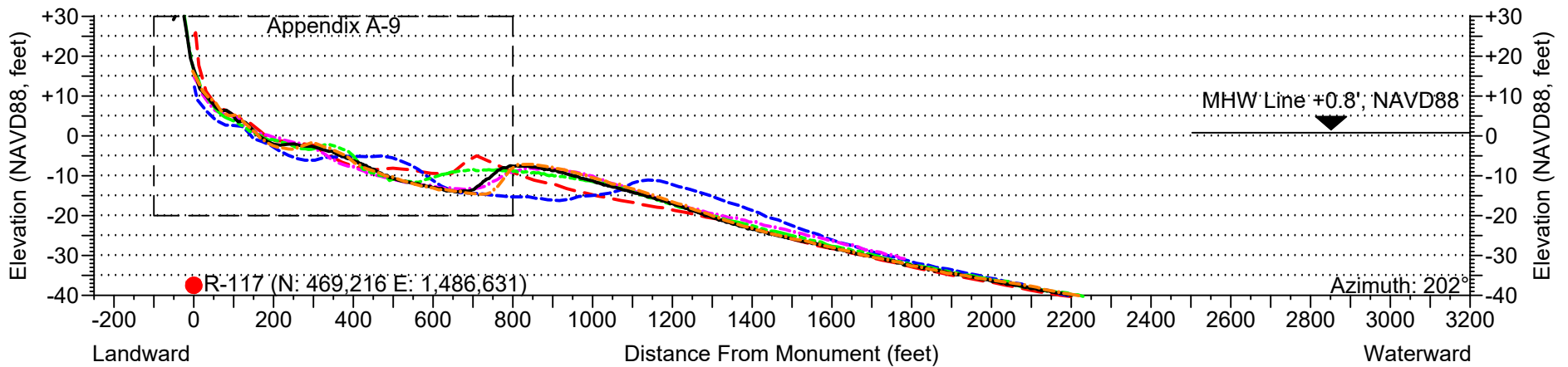
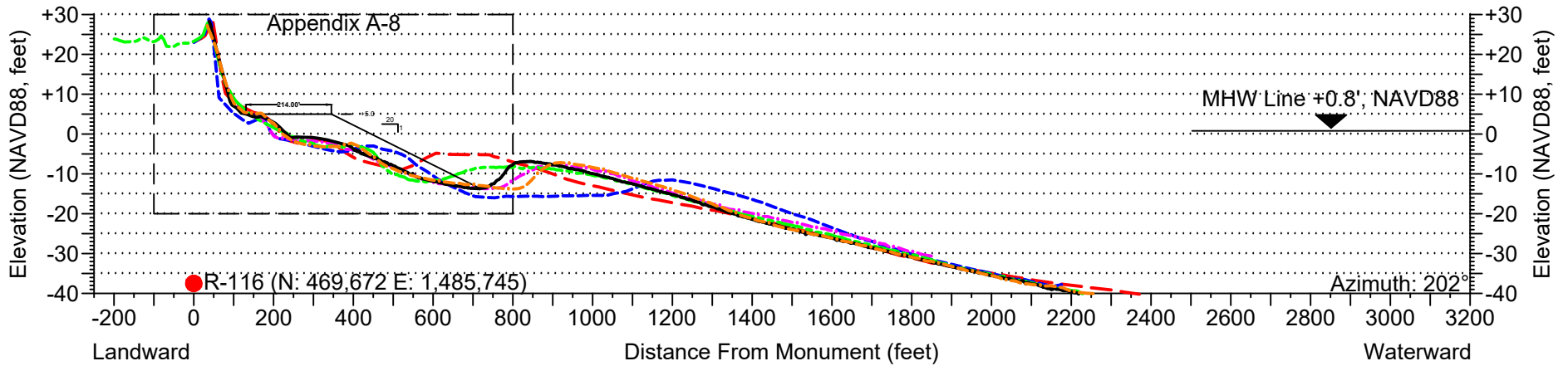
MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-115
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-6
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)

--- September 18, 2013 (upland); October 18, 2013 (offshore)

— July 15-26, 2021
- September 20, 2005

--- October 28, 2018

--- December 5, 2022

Vertical Scale: 1" = 40'
Horizontal Scale: 1" = 400'



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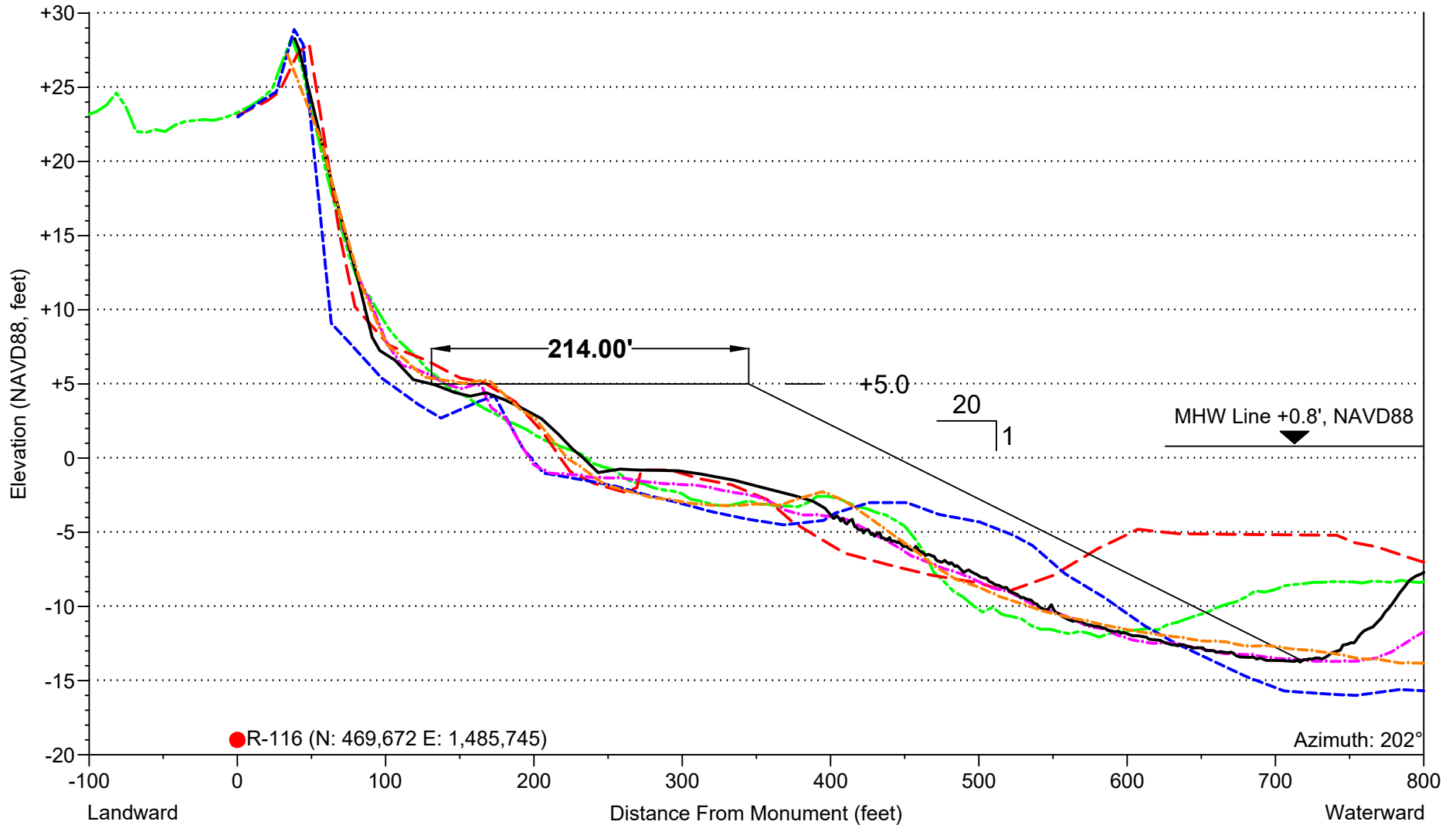
MONITORING PROFILES (FULL) - DEP R-116 & R-117
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-7
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-116
Alys Beach Shoreline and Volume Assessment - 2022

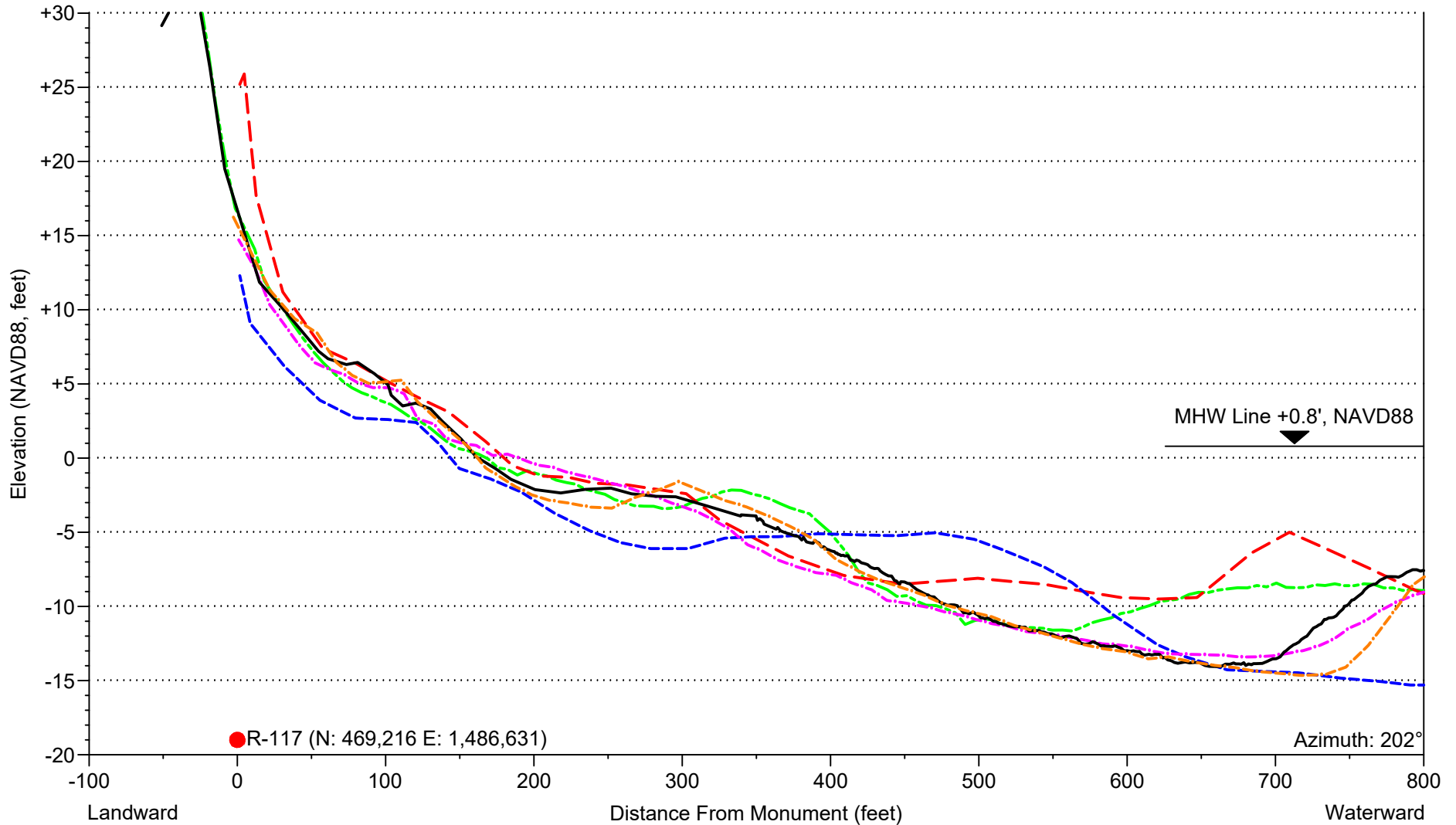
EBSCO Gulf Coast Development, Inc.

9501 County Highway 90-A, Alys Beach, Florida 32401

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-8
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- .- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- .-. December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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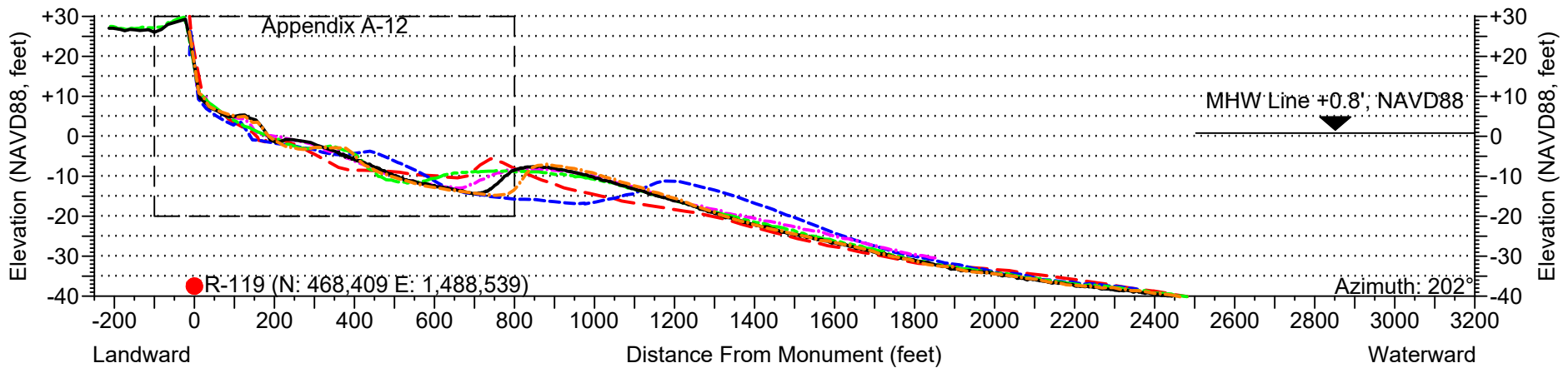
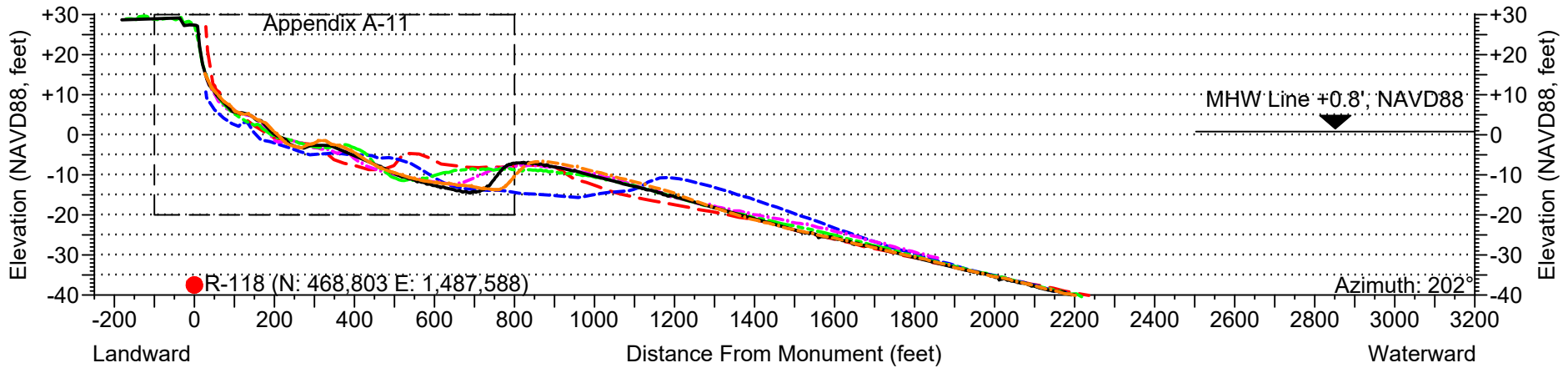
MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-117
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-9
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-26, 2021
- December 5, 2022

Vertical Scale: 1" = 40'
Horizontal Scale: 1" = 400'



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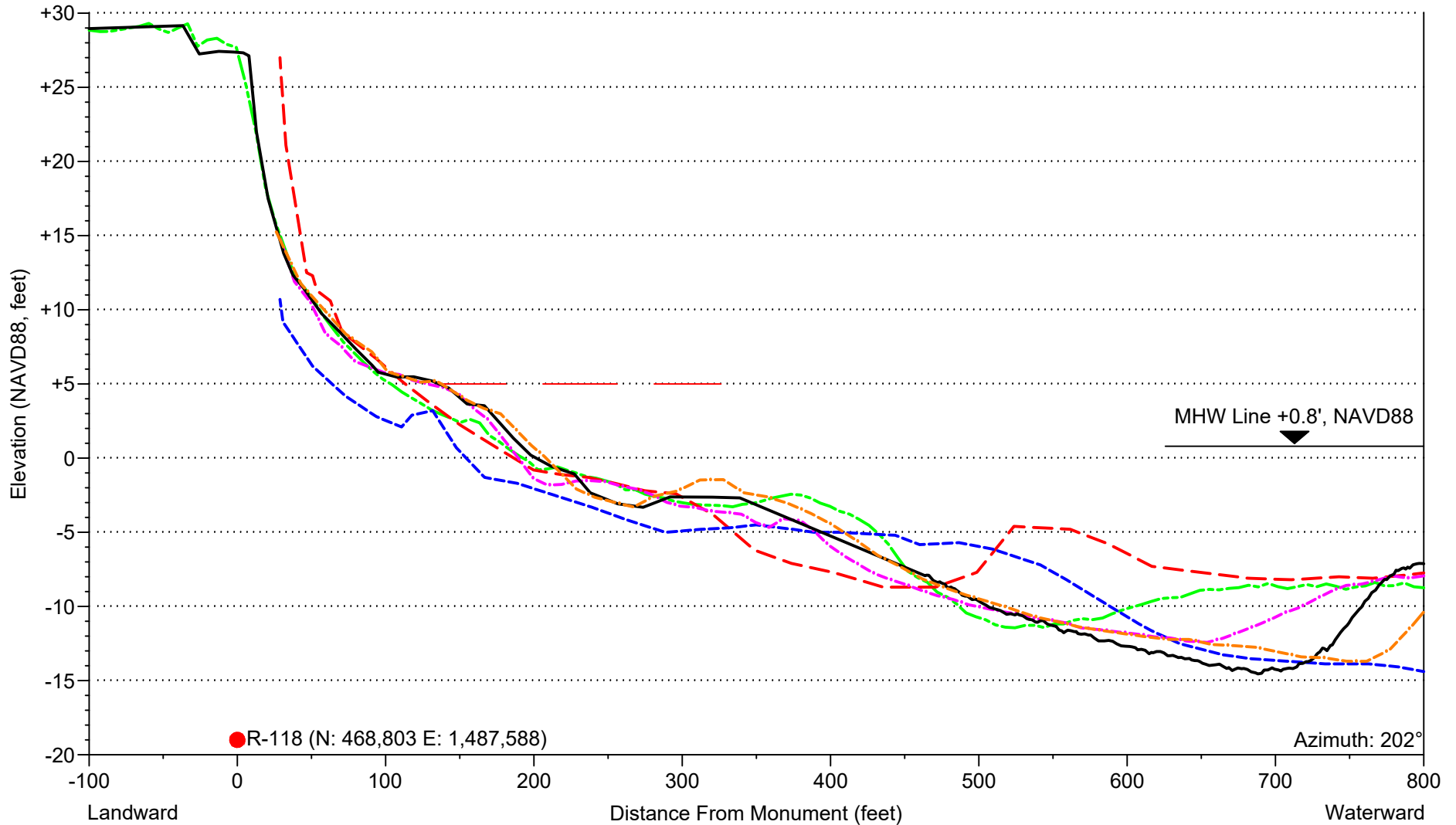
MONITORING PROFILES (FULL) - DEP R-118 & R-119
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-10
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)

--- September 18, 2013 (upland); October 18, 2013 (offshore)

— July 15-16, 2021
- September 20, 2005

--- October 28, 2018

--- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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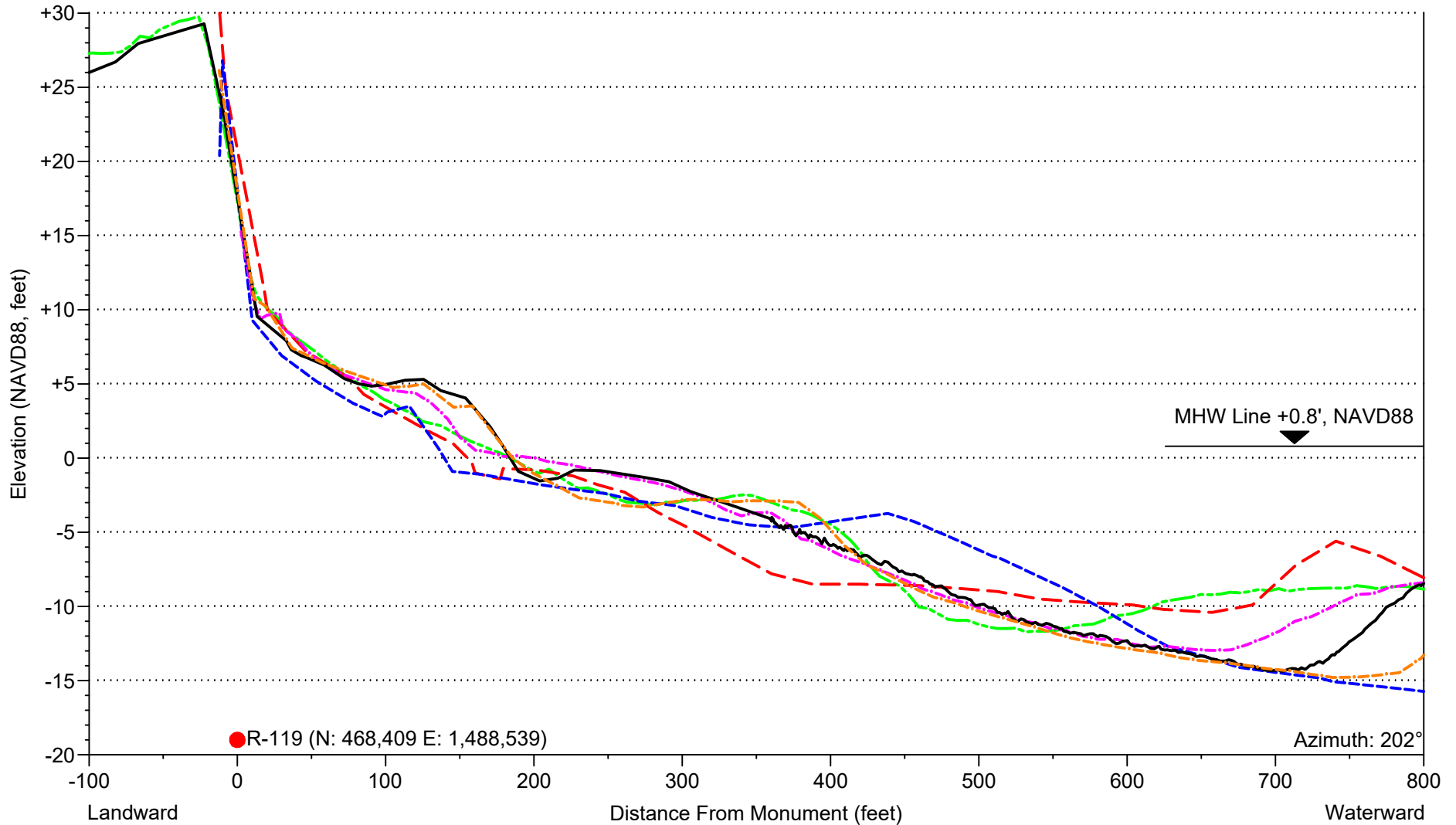
MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-118
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-11
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LEGEND

- January 23-24, 1998 (upland); April 1998 (offshore)
- September 20, 2005
- September 18, 2013 (upland); October 18, 2013 (offshore)
- October 28, 2018
- July 15-16, 2021
- December 5, 2022

Vertical Scale: 1" = 10'
Horizontal Scale: 1" = 100'



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MONITORING PROFILES (NEARSHORE DETAIL) - DEP R-119
Alys Beach Shoreline and Volume Assessment - 2022

EBSCO Gulf Coast Development, Inc.
9581 County Highway 30-A, Alys Beach, Florida 32461

Michael R. Dombrowski, P.E.
Florida P.E. Number 55255

Date: April 20, 2021
Sheet Rev Date: January 27, 2023

PROJECT NUMBER 20-129.002	APPENDIX A-12
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Tab 4

REBATE REPORT

\$10,745,000

Somerset

Community Development District

(Walton County, Florida)

Capital Improvement Revenue Refunding Bonds, Series 2022

Dated: April 20, 2022

Delivered: April 20, 2022

Rebate Report to the Computation Date

April 20, 2027

Reflecting Activity To

March 31, 2023



AMTEC

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AMTEC

American Municipal Tax-Exempt Compliance

90 Avon Meadow Lane
Avon, CT 06001
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(F) 860-321-7581

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April 19, 2023

Somerset Community Development District
c/o Ms. Kayla Connell
Manager, District Financial Services
Rizzetta & Company, Inc.
3434 Colwell Avenue, Suite 200
Tampa, FL 33614

Re: \$10,745,000 Somerset Community Development District (Walton County, Florida),
Capital Improvement Revenue Refunding Bonds, Series 2022

Dear Ms. Connell:

AMTEC has prepared certain computations relating to the above referenced bond issue (the "Bonds") at the request of Somerset Community Development District (the "District").

The scope of our engagement consisted of preparing the computations shown in the attached schedules to determine the Rebtable Arbitrage as described in Section 103 of the Internal Revenue Code of 1954, Section 148(f) of the Internal Revenue Code of 1986, as amended (the "Code"), and all applicable Regulations issued thereunder. The methodology used is consistent with current tax law and regulations and may be relied upon in determining the rebate liability. Certain computational methods used in the preparation of the schedules are described in the Summary of Computational Information and Definitions.

Our engagement was limited to the computation of Rebtable Arbitrage based upon the information furnished to us by the District. In accordance with the terms of our engagement, we did not audit the information provided to us, and we express no opinion as to the completeness, accuracy or suitability of such information for purposes of calculating the Rebtable Arbitrage.

We have scheduled our next Report as of March 31, 2024. Thank you for this engagement and should you have any questions, please do not hesitate to contact us.

Very truly yours,

Michael J. Scarfo
Senior Vice President

SUMMARY OF REBATE COMPUTATIONS

Our computations, contained in the attached schedules, are summarized as follows:

For the April 20, 2027 Computation Date
Reflecting Activity from April 20, 2022 through March 31, 2023

Fund Description	Taxable Inv Yield	Net Income	Rebatable Arbitrage
Escrow Fund	0.000000%	0.00	(46,095.74)
Costs of Issuance Fund	0.133443%	0.41	(14.59)
Debt Service Reserve Fund	2.480247%	5,651.84	(4,262.32)
Totals	0.483883%	\$5,652.25	\$(50,372.65)
Bond Yield	4.066561%		

Based upon our computations, no rebate liability exists.

SUMMARY OF COMPUTATIONAL INFORMATION AND DEFINITIONS

COMPUTATIONAL INFORMATION

1. For the purpose of computing Rebatable Arbitrage, investment activity is reflected from April 20, 2022, the date of the closing, through March 31, 2023, the Computation Period. All nonpurpose payments and receipts are future valued to the Computation Date of April 20, 2027.
2. Computations of yield are based on a 360-day year and semiannual compounding on the last day of each compounding interval. Compounding intervals end on a day in the calendar year corresponding to Bond maturity dates or six months prior.
3. For investment cash flow, debt service and yield computation purposes, all payments and receipts are assumed to be paid or received respectively, as shown on the attached schedules.
4. Purchase prices on investments are assumed to be at fair market value, representing an arm's length transaction.
5. During the period between April 20, 2022 and March 31, 2023, the District made periodic payments into Debt Service Fund which were used, along with the interest earned, to provide the required debt service payments.

Under Section 148(f) (4) (A), the rebate requirement does not apply to amounts in certain bona fide debt service funds. The Regulations define a bona fide debt service fund as one that is used primarily to achieve a proper matching of revenues with principal and interest payments within each bond year. The fund must be depleted at least once each bond year, except for a reasonable carryover amount not to exceed the greater of the earnings on the fund for the immediately preceding bond year or 1/12th of the principal and interest payments on the issue for the immediately preceding bond year.

We have reviewed the Debt Service Fund and have determined that the funds deposited have functioned as a bona fide debt service fund and are not subject to the rebate requirement.

DEFINITIONS

6. Computation Date

April 20, 2027.

7. Computation Period

The period beginning on April 20, 2022, the date of the closing, and ending on March 31, 2023.

8. Bond Year

Each one-year period (or shorter period from the date of issue) that ends at the close of business on the day in the calendar year that is selected by the Issuer. If no day is selected by the Issuer before the earlier of the final maturity date of the issue or the date that is five years after the date of issue, each bond year ends at the close of business on the anniversary date of the issuance.

9. Bond Yield

The discount rate that, when used in computing the present value of all the unconditionally payable payments of principal and interest with respect to the Bonds, produces an amount equal to the present value of the issue price of the Bonds. Present value is computed as of the date of issue of the Bonds.

10. Taxable Investment Yield

The discount rate that, when used in computing the present value of all receipts of principal and interest to be received on an investment during the Computation Period, produces an amount equal to the fair market value of the investment at the time it became a nonpurpose investment.

11. Issue Price

The price determined on the basis of the initial offering price to the public at which price a substantial amount of the Bonds were sold.

12. Rebatable Arbitrage

The Code defines the required rebate as the excess of the amount earned on all nonpurpose investments over the amount that would have been earned if such nonpurpose investments were invested at the Bond Yield, plus any income attributable to the excess. Accordingly, the Regulations require that this amount be computed as the excess of the future value of all the nonpurpose receipts over the future value of all the nonpurpose payments. The future value is computed as of the Computation Date using the Bond Yield.

13. Funds and Accounts

The Funds and Accounts activity used in the compilation of this Report was received from the District and US Bank, Trustee, as follows:

Fund / Account	Account Number
Revenue	23643000
Interest	23643001
Sinking	23643002
Principal	23643003
Prepayment	23643004
Debt Service Reserve	23643005
Costs of Issuance	23643006

METHODOLOGY

Bond Yield

The methodology used to calculate the bond yield was to determine the discount rate that produces the present value of all payments of principal and interest through the maturity date of the Bonds.

Investment Yield and Rebate Amount

The methodology used to calculate the Rebateable Arbitrage, as of March 31, 2023, was to calculate the future value of the disbursements from all funds, subject to rebate, and the value of the remaining bond proceeds, at the yield on the Bonds, to April 20, 2027. This figure was then compared to the future value of the deposit of bond proceeds into the various investment accounts at the same yield. The difference between the future values of the two cash flows, on April 20, 2027, is the Rebateable Arbitrage.

\$10,745,000
Somerset Community Development District
(Walton County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2022
Delivered: April 20, 2022

Sources of Funds	
-------------------------	--

Par Amount	\$10,745,000.00
Net Original Issue Premium	36,493.35
Total	\$10,781,493.35

Uses of Funds	
----------------------	--

Escrow Fund	\$10,232,525.48
Costs of Issuance Fund	146,921.62
Debt Service Reserve Fund	240,871.25
Underwriter's Discount	161,175.00
Total	\$10,781,493.35

PROOF OF ARBITRAGE YIELD

\$10,745,000
Somerset Community Development District
(Walton County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2022

Date	Debt Service	Present Value to 04/20/2022 @ 4.0665612348%
11/01/2022	232,627.39	227,711.40
05/01/2023	754,230.00	723,578.87
11/01/2023	208,530.00	196,068.92
05/01/2024	758,530.00	698,990.28
11/01/2024	197,530.00	178,397.84
05/01/2025	772,530.00	683,801.46
11/01/2025	186,030.00	161,382.27
05/01/2026	786,030.00	668,297.90
11/01/2026	174,030.00	145,015.11
05/01/2027	799,030.00	652,544.83
11/01/2027	161,530.00	129,288.12
05/01/2028	811,530.00	636,602.22
11/01/2028	148,530.00	114,192.06
05/01/2029	823,530.00	620,525.01
11/01/2029	135,030.00	99,716.79
05/01/2030	840,030.00	607,982.34
11/01/2030	120,930.00	85,780.46
05/01/2031	855,930.00	595,046.24
11/01/2031	106,230.00	72,379.87
05/01/2032	871,230.00	581,783.75
11/01/2032	90,930.00	59,510.57
05/01/2033	880,930.00	565,049.46
11/01/2033	74,340.00	46,733.23
05/01/2034	904,340.00	557,176.90
11/01/2034	56,910.00	34,364.35
05/01/2035	921,910.00	545,589.73
11/01/2035	38,745.00	22,472.50
05/01/2036	943,745.00	536,473.93
11/01/2036	19,740.00	10,997.63
05/01/2037	959,740.00	524,039.30
	14,634,927.39	10,781,493.35

Proceeds Summary

Delivery date	04/20/2022
Par Value	10,745,000.00
Premium (Discount)	36,493.35
Target for yield calculation	10,781,493.35

BOND DEBT SERVICE

\$10,745,000

Somerset Community Development District
(Walton County, Florida)

Capital Improvement Revenue Refunding Bonds, Series 2022

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
04/20/2022					
11/01/2022			232,627.39	232,627.39	
05/01/2023	535,000	4.000%	219,230.00	754,230.00	986,857.39
11/01/2023			208,530.00	208,530.00	
05/01/2024	550,000	4.000%	208,530.00	758,530.00	967,060.00
11/01/2024			197,530.00	197,530.00	
05/01/2025	575,000	4.000%	197,530.00	772,530.00	970,060.00
11/01/2025			186,030.00	186,030.00	
05/01/2026	600,000	4.000%	186,030.00	786,030.00	972,060.00
11/01/2026			174,030.00	174,030.00	
05/01/2027	625,000	4.000%	174,030.00	799,030.00	973,060.00
11/01/2027			161,530.00	161,530.00	
05/01/2028	650,000	4.000%	161,530.00	811,530.00	973,060.00
11/01/2028			148,530.00	148,530.00	
05/01/2029	675,000	4.000%	148,530.00	823,530.00	972,060.00
11/01/2029			135,030.00	135,030.00	
05/01/2030	705,000	4.000%	135,030.00	840,030.00	975,060.00
11/01/2030			120,930.00	120,930.00	
05/01/2031	735,000	4.000%	120,930.00	855,930.00	976,860.00
11/01/2031			106,230.00	106,230.00	
05/01/2032	765,000	4.000%	106,230.00	871,230.00	977,460.00
11/01/2032			90,930.00	90,930.00	
05/01/2033	790,000	4.200%	90,930.00	880,930.00	971,860.00
11/01/2033			74,340.00	74,340.00	
05/01/2034	830,000	4.200%	74,340.00	904,340.00	978,680.00
11/01/2034			56,910.00	56,910.00	
05/01/2035	865,000	4.200%	56,910.00	921,910.00	978,820.00
11/01/2035			38,745.00	38,745.00	
05/01/2036	905,000	4.200%	38,745.00	943,745.00	982,490.00
11/01/2036			19,740.00	19,740.00	
05/01/2037	940,000	4.200%	19,740.00	959,740.00	979,480.00
	10,745,000		3,889,927.39	14,634,927.39	14,634,927.39

\$10,745,000
Somerset Community Development District
(Walton County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2022
Escrow Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.066561%)
04/20/22	Beg Bal	-10,232,525.48	-12,514,149.52
05/23/22		10,232,525.48	12,468,053.78

04/20/27	TOTALS:	0.00	-46,095.74

ISSUE DATE:	04/20/22	REBATABLE ARBITRAGE:	-46,095.74
COMP DATE:	04/20/27	NET INCOME:	0.00
BOND YIELD:	4.066561%	TAX INV YIELD:	0.000000%

\$10,745,000
Somerset Community Development District
(Walton County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2022
Costs of Issuance Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.066561%)
04/20/22	Beg Bal	-146,921.62	-179,681.85
04/20/22		65,000.00	79,493.54
04/20/22		1,500.00	1,834.47
04/20/22		6,250.00	7,643.61
04/20/22		6,500.00	7,949.35
04/20/22		25,000.00	30,574.44
04/20/22		2,500.00	3,057.44
04/20/22		32,000.00	39,135.28
04/22/22		5,750.00	7,030.55
04/22/22		850.00	1,039.30
05/03/22		0.01	0.01
06/02/22		0.40	0.49
06/22/22		1,571.62	1,908.78

04/20/27	TOTALS:	0.41	-14.59

ISSUE DATE:	04/20/22	REBATABLE ARBITRAGE:	-14.59
COMP DATE:	04/20/27	NET INCOME:	0.41
BOND YIELD:	4.066561%	TAX INV YIELD:	0.133443%

\$10,745,000
Somerset Community Development District
(Walton County, Florida)
Capital Improvement Revenue Refunding Bonds, Series 2022
Debt Service Reserve Fund

ARBITRAGE REBATE CALCULATION
DETAIL REPORT

DATE	DESCRIPTION	RECEIPTS (PAYMENTS)	FUTURE VALUE @ BOND YIELD OF (4.066561%)
04/20/22	Beg Bal	-240,871.25	-294,580.14
05/03/22		0.43	0.53
06/02/22		60.72	73.91
07/05/22		138.65	168.15
08/02/22		242.07	292.69
09/02/22		364.65	439.42
10/04/22		416.56	500.19
11/02/22		545.60	653.08
12/02/22		664.91	793.23
01/04/23		751.21	892.98
02/02/23		799.85	947.83
03/02/23		766.65	905.45
03/31/23	Balance	240,871.25	283,590.11
03/31/23	Accrual	900.54	1,060.25

04/20/27	TOTALS:	5,651.84	-4,262.32

ISSUE DATE:	04/20/22	REBATABLE ARBITRAGE:	-4,262.32
COMP DATE:	04/20/27	NET INCOME:	5,651.84
BOND YIELD:	4.066561%	TAX INV YIELD:	2.480247%

Tab 5

Streetlight Maintenance Plan:

1. One-time pest control application to existing streetlight poles to target Carpenter Ants – Arrow Pest Control
 - 144 x \$35.00/each: \$5,040.00
2. Street light refinishing – Fast & Forgettable PCB Construction, LLC
 - T3 lights : 13 x \$95.00: \$1,235.00
 - T4 lights - 60 x \$135.00: \$8,100.00
 - Total: \$9,335.00

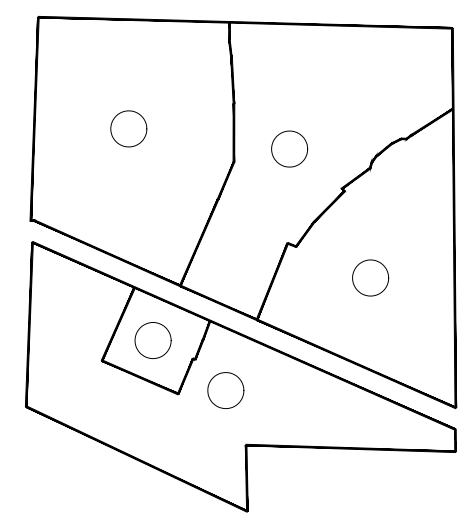
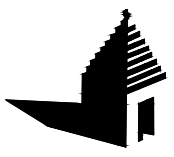


Blue = T3
Red = T4

KK

KK

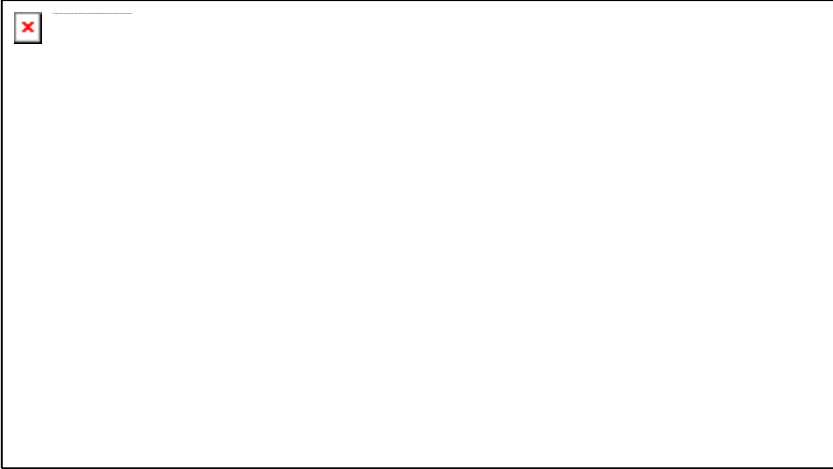
VV



Tab 6

Please call if you have any questions or concerns. Thanks again for allowing Arrow Pest Service to protect your property.

[***"Click Here to Learn how we KILL BUGS and PROTECT People in 2 minutes"***](#)



Sincerely,
Arrow Pest Service
850-874-1900

Tab 7

FAST & FORGETTABLE

DATE:
5/30/2023

TO: Doug Lang

Street light pole restoration

INVOICE #
6666

JOB LOCATION

PAYMENT TERMS

DUE DATE

Alys Beach / Multiple locations. See below

Due on receipt

Description

SAND, PREP, & REPAINT STREET LIGHT POLES AT THE FOLLOWING LOCATIONS ON PROPERTY.

T3 POLES (BLUE / 13 POLES X \$75 EA)

- 5 - NORTH SOMERSET ST.
- 1 - BUTTERWOOD ALLEY
- 2 - NORTH CHARLES ST.
- 1 - CALIZA LN.
- 1 - NORTH CASTLE HARBOUR

T3 = 10 X \$95.00 = \$950.00

T4 POLES (BROWN / 47 POLES X \$135.00 EA)

- 1 - BUTTERWOOD ALLEY
- 2 - SOUTH CHARLES ST.
- 10 - WEST SUGAR LUMP
- 2 - NORTH SOMERSET ST.
- 4 - MCGHEE DR.
- 2 - NORTH CHARLES ST.
- 3 - WEST LARGARZA
- 5 - NONESUCH WAY
- 5 - NORTH CASTLE HARBOR
- 1 - SUGAR LOAF ALLEY
- 5 - EAST SUGAR LUMP LN.
- 7 - EAST LAGARZA LN.

T4 - 47 x \$135.00 = \$6345.00

Total - \$7,295.00

THANK YOU FOR YOUR BUSINESS!

Tab 8

Parking Court lighting conversion from uplights to downlights:

1. **Parking Court A** – Seven Wells Court

McHenry Electric:	\$15,519.00
<u>Kilgore's:</u>	<u>\$16,800.00</u>
Total:	\$32,319.00

2. **Parking Court B** – Ladybug Court

McHenry Electric:	\$ 6,914.00
<u>Kilgore's:</u>	<u>\$ 7,350.00</u>
Total:	\$14,264.00

3. **Parking Court F** – Whitby Court

McHenry's Electric:	\$ 4,609.00
<u>Kilgore's:</u>	<u>\$ 5,460.00</u>
Total:	\$10,069.00

Total for Parking Courts A, B, & F: \$56,652.00



Kilgore's

BRICK PAVERS & HARDSCAPES, LLC

*Commercial & Residential
Interlocking Paving Systems, Waterproofing Systems
Licensed & Insured*

119 S. Highway 79, Panama City Beach, FL 32413 • 850-249-5055

Proposal / Contract

Quote Number: 05.26.2023.1.REVIS
Quote Date: May 30, 2023
Page: 1

Quoted To:

SOMERSET COMMUNITY DEVELOPMENT
DISTRICT
C/O RIZZETTA & COMPANY
3434 COLWELL AVE SUITE 200
TAMPA, FL 33614


Job Location:

ALYS BEACH
9581 EAST CO HWY 30A
INLET BEACH, FL 32461
850-714-2995

Customer ID	Good Thru	Payment Terms	Sales Rep	
SOMERSET COMMUNITY	6/29/23		ADAMS, MICHAEL A.	
Quantity	Description	Unit Price	Amount	
	1.) - SEVEN WELLS COURT - (A PARKING COURT) * (400 LF X 3FT IN WIDTH = 1200 SQ FT)		16,800.00	
	2.) - LADYBUG COURT - (B PARKING COURT) * (175 LF X 3FT IN WIDTH - 525 SQ FT)		7,350.00	
	3.) - WHITBY COURT - (F PARKING COURT) * (130 LF X 3FT IN WIDTH - 390 SQ FT)		5,460.00	
	THIS PROJECT WILL INCLUDE THE FOLLOWING: - THE EXCAVATION OF APPROXIMATELY 2,115 TOTAL SQ FT EXISTING EURO-COBBLE PAVERS AND THE BACK FILL, COMPACTION, AND RE-LAY OF SAME PAVERS AFTER CONDUIT IS LAYED - PRICE INCLUDES ALL MATERIALS NECESSARY *** PRICE NOT TO EXCEED \$32,000.00***			
***This entire project will have a one year warranty, excluding any acts of nature. Any unforeseen issues with excavation, underground utilities or additions will be subject to a change order. Price includes labor, materials, excavation and sales tax unless otherwise noted. All payments are due per the terms of this contract.		Subtotal	29,610.00	
		Sales Tax		
		TOTAL	29,610.00	

*** INITIALS: _____

Payment to be made as follows: 50% down balance due upon completion of work. All credit cards accepted for a 5% convenience fee. Any and all change orders will be due in Full at time of approval by customer.

Authorized Signature: 

Customer Signature: _____ Date: _____

Proposal

No. 22-091

McHENRY ELECTRIC, INC.
 "Proudly Serving The Emerald Coast Since 1984"
 50 Hatchew Road
 MIRAMAR BEACH, FL 32550
 (850) 837-9003 / 837-5443 Fax
 ER 0009321

PROPOSAL SUBMITTED TO Alys Beach Town Operations		PHONE 850-213-5600	DATE April 8, 2022
STREET 9581 County Highway 30-A East		JOB NAME Tree lighting	
CITY, STATE and ZIP CODE Alys Beach, FL 32461		JOB LOCATION A parking court	
ARCHITECT N/A	DATE OF PLANS N/A	Alys Beach, FL 32461	

We propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:

Fifteen thousand five hundred nineteen dollars and 0/100 ----- dollars (\$ 15,519.00)

Payments to be made as follows:

Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances.

Biweekly draws equal to the amount of work completed.

All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized
Signature


D. Clayton McHenry - President

Note: This proposal may be withdrawn by us if not accepted within 3 days.

We hereby submit specifications and estimates for Furnish tree lights for A parking court.

Includes the following:

A) Furnish and install (28) Volt Brass 12V lights with tree mount and LED bulbs.

B) Furnish and install (1) stainless steel 12V transformer.

C) Furnish and install low voltage connectors.

D) Remove (28) in ground well lights.

E) Furnish and install low voltage cable, connectors, and J-Boxes.

F) Furnish and install PVC conduit chases between all trees.

Does not include any warranty, liability, responsibility for any existing wiring, panels, pumps, conductors, disconnects, fuses, controllers, breakers, meters, light fixtures, appliances, and receptacles.

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorize to do the work as specified. Payment will be made as outlined above.

Note: The above price is based on current material prices. IF any material price increases over 5% the above price will have to be adjusted. The above price is only valid for 3 days from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.

Signature- _____

Date of
Acceptance- _____

Proposal

No. 23-078

McHENRY ELECTRIC, INC.
 "Proudly Serving The Emerald Coast Since 1984"
 50 Hatchew Road
 MIRAMAR BEACH, FL 32550
 (850) 837-9003 / 837-5443 Fax
 ER 0009321

PROPOSAL SUBMITTED TO Alys Beach Town Operations		PHONE 850-213-5614	DATE May 30, 2023
STREET 9581 County Highway 30-A East		JOB NAME Tree lighting	
CITY, STATE and ZIP CODE Alys Beach, FL 32461		JOB LOCATION B parking court	
ARCHITECT N/A	DATE OF PLANS N/A	Alys Beach, FL 32461	

We propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:

Six thousand nine hundred fourteen dollars and 0/100 ----- dollars (\$6,914.00)

Payments to be made as follows:

Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances.

Biweekly draws equal to the amount of work completed.

All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature _____
 D. Clayton McHenry - President

Note: This proposal may be withdrawn by us if not accepted within 3 days.

We hereby submit specifications and estimates for Furnish tree lights for B parking court.

Includes the following:

A) Furnish and install (12) Volt Brass 12V lights with tree mount and LED bulbs.

B) Furnish and install (1) stainless steel 12V transformer.

C) Furnish and install low voltage connectors.

D) Remove (12) in ground well lights.

E) Furnish and install low voltage cable, connectors, and J-Boxes.

F) Furnish and install PVC conduit chases between all trees.

G) Pavers to be removed and replaced by others.

Does not include any warranty, liability, responsibility for any existing wiring, panels, pumps, conductors, disconnects, fuses, controllers, breakers, meters, light fixtures, appliances, and receptacles.

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorize to do the work as specified. Payment will be made as outlined above.

Note: The above price is based on current material prices. IF any material price increases over 5% the above price will have to be adjusted. The above price is only valid for 3 days from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.

Signature- _____

Date of Acceptance- _____

Proposal

No. 23-079

McHENRY ELECTRIC, INC.
"Proudly Serving The Emerald Coast Since 1984"
50 Hatchew Road
MIRAMAR BEACH, FL 32550
(850) 837-9003 / 837-5443 Fax
ER 0009321

PROPOSAL SUBMITTED TO Alys Beach Town Operations		PHONE 850-213-5600	DATE May 30, 2023
STREET 9581 County Highway 30-A East		JOB NAME Tree lighting	
CITY, STATE and ZIP CODE Alys Beach, FL 32461		JOB LOCATION F parking court	
ARCHITECT N/A	DATE OF PLANS N/A	Alys Beach, FL 32461	

We propose hereby to furnish material and labor - complete in accordance with specifications below, for the sum of:

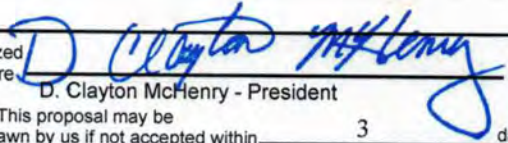
Four thousand six hundred nine dollars and 0/100 ----- dollars (\$4,609.00)

Payments to be made as follows:

Net 10 days. A finance charge of 1.5% per month (18% per annum) will be charged on all unpaid balances.

Biweekly draws equal to the amount of work completed.

All work to be completed in a workmanlike manner according to standard practices. Any alterations or deviations from specifications below involving extra costs will be executed upon written or oral orders and will become an extra charge over the above estimate. All agreements contingent upon strikes, accidents or delays beyond our control. Owner to carry fire, tornado and other necessary insurance. Our workers are fully covered by Workman's Compensation Insurance.

Authorized Signature: 
D. Clayton McHenry - President
Note: This proposal may be withdrawn by us if not accepted within 3 days.

We hereby submit specifications and estimates for Furnish tree lights for F parking court.

Includes the following:

A) Furnish and install (8) Volt Brass 12V lights with tree mount and LED bulbs.

B) Furnish and install (1) stainless steel 12V transformer.

C) Furnish and install low voltage connectors.

D) Remove (8) in ground well lights.

E) Furnish and install low voltage cable, connectors, and J-Boxes.

F) Furnish and install PVC conduit chases between all trees.

G) Pavers to be removed and replaced by others.

Does not include any warranty, liability, responsibility for any existing wiring, panels, pumps, conductors, disconnects, fuses, controllers, breakers, meters, light fixtures, appliances, and receptacles.

Acceptance of proposal- The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorize to do the work as specified. Payment will be made as outlined above.

Note: The above price is based on current material prices. IF any material price increases over 5% the above price will have to be adjusted. The above price is only valid for 3 days from the date above. If the job is not completed within 3 days, it might be necessary to adjust the contract price. Prevailing party is due any legal fees arising from this contract. We reserve the right to cease work due to nonpayment of invoices.

Signature- _____

Date of Acceptance- _____

Tab 9



Quotation Alys Beach Charles Well

Date: 09/06/2022

Prepared By:

Tra Dykes
Culligan Water Conditioning of Panama City
315 E 15th St
Panama City , FL 32405
Telephone: 8505275147
Office: 8507631721
Email: tra.dykes@culliganpc.com

Quoted To:

Mike Spann, Doug Lang
Alys Beach
9581 E County Rd 30A Bldg.
Panama City Beach, FL 32413
Telephone: 8504605381 Mike Spann
8507142995 Doug Lang
Email: MSpann@alysbeach.com
DLang@alysbeach.com

Quote No: Alys Beach Charles Well

RE: Charles Well System

We are pleased to provide the following proposal for equipment designed to meet your water treatment needs based on the provided water conditions. The new CTM duplex softener will have the increased capacity and flow that is needed due to the increased consumption of water

Culligan Equipment/Services:

Qty	Description	Price
1	CTM-600-PF Twin Tank Softener with No Hard Water Bypass Brine Tank with 1" Brine Float Culligan GBE Standard Communication Cable CTM Plumbing Adapter, 2" NPT, Inlet/Outlet	\$22,450.00
1	Installation Labor and Materials, 2 men 2 days	\$1,850.00
System Replacement Total:		\$24,300.00

Culligan Terms and Conditions:

The above products and services are provided by Culligan Water Conditioning of Panama City and will be assembled by an authorized Culligan representative on site. Prices and terms are based on approved credit and are subject to change.

Quote Valid Until: 12/06/2022

I have read and agree to the terms and conditions above and attached.

Accepted: _____
Signature

Date: _____

Accepted: _____
Printed

Title: _____

Purchase Order #: _____

ADDITIONAL COMMENTS & EXCEPTIONS

Removal of Current System

- Culligan will require Alys Beach to provide the use of a lull and operator for the removal of current softener. Culligan will provide the rigging and attachment of rigging to lift the softener and brine tanks out of the current location where it is buried.

Suggested Preventive Maintenance Inspection Schedule

- The Culligan CTM 2.0 commercial water softener has been designed to provide a good, consistent service life. Routinely inspecting the system may help avoid potentially costly breakdowns related to circumstances outside of the control of the dealer and/or user.

Component	Suggested Inspection Frequency	Reason for Maintenance
Entire System	At Startup, after infrequent use (idle for one week or more) or every 3–6 months if on a private water supply.	On private supplies, the appearance of off-tastes and odors, particularly if musty or “rotten egg” (caused by harmless sulfate-reducing bacteria) may indicate a need for the system to be sanitized.
Drain Line Flow Control	Every 12 months or every time service is performed on the system.	Build up of sediment, iron and/or other foreign materials (found in some water supplies but not necessarily all) could negatively affect system performance. Monitor item for normal (or unexpected) wear.
Control Valve	Every 6–12 months or every time service is performed on the system.	Build up of sediment, iron and/or other foreign materials (found in some water supplies but not necessarily all) could negatively affect system performance. Monitor item for normal (or unexpected) wear.
Softening Media	Every 2–3 years	Chlorinated water supplies can breakdown/destroy resin material. Resin material may also perform poorly if subjected to other materials (sediment, iron, alum, etc) found in some water supplies (but not necessarily all).
Pilot Strainer	Every 6-12 months or every time service is performed on the system.	Build up of sediment, iron and/or other foreign materials (found in some water supplies but not necessarily all) could negatively affect system performance. Monitor item for normal (or unexpected) wear.



CTM Water Softener System Design Data

Project Name: Charles Well System
Design By: Tra Dykes

Date: 09/06/2022

Softener System Selected is: CTM 600-PF 36in Duplex Aqua-Sensor Tank with Alt. Flow and 2in Plumbing Adapter

Based on Input Conditions Each Tank Will Regenerate Every 39532 Gallons Treated

Input Parameters:

Water Hardness, gpg	: 15	Flow Rate, gpm	: 75
Soluble Iron, mg/l as ion	: 0	Daily Water Usage, gpd	: 108000
Eff. Hardness, gpg @ 100% Cap.	: 15	Salt Dosage, lbs/ft ³	: 15
Daily Capacity Req'd, kgr	: 1620		

The CTM will Provide (Each Unit):

Design Flow, gpm	: 75 @ 12.52 psi loss
Continuous Flow, gpm	: 82 @ 15 psi loss
Peak Flow, gpm	: 109 @ 25 psi loss
Min. Recommended Flow, gpm	: 14
Design Softening Rate, gpm/ft ²	: 10.56
Resin Quantity, ft ³	: 20
Unit Capacity, kgr	: 593 @ 300 lbs Salt
Maximum Capacity, kgr	: 600 @ 300 lbs Salt
Minimum Capacity, kgr	: 400 @ 120 lbs Salt
Tank Size, in.	: 36x72
Tank Area, ft ²	: 7.1
Freeboard, in.	: 22



Regeneration Data (Each Unit):

Brine Tank Size, in.	: 42x48	Backwash Flow Req'd, gpm	: 30
Max. Salt Load, lbs	: 2400	Recond. Water Req'd, gals	: 1090
Number of Regens/Salt Fill	: 8	Total Regen Time, min.	: 90
Salt Usage, lbs/Regen	: 300		

System Requirements:

Operating Press., psi	: 35-125	Voltage	: 120 Volts AC, 50/60 Hz, 1 Ph
Operating Temp., °F	: 40-120	Full Load, Amps	: < 1
Pipe Conn, in NPT...			
Inlet	: 2		
Outlet	: 2		
Drain	: 1.5		
Weight, lbs...			
Shipping	: 3552		
Operating	: 11062		
Overall Dimensions, in....			
Width x Height x Depth	: 127x94x39		



The Culligan® Top Mount Series WATER SOFTENER SYSTEM

Superior Flow. Superior Savings. Superior Water for Commercial and Industrial Needs.

The Culligan® Top Mount (CTM) Series softener models use the latest control valve technology to offer superior flow rates and long-lasting performance for commercial and industrial applications. The top-mounted control minimizes the system's footprint and is constructed of a corrosion-resistant, heavy duty plastic tested in extreme operating conditions to service all types of problem water (high chloramines, heavy iron, etc.). The CTM valve and system also carry certification for testing and passing the highest drinking water standards. The CTM includes integrated vacuum breakers and pressure relief valves to protect the system in addition to possessing an integrated flow meter for highly accurate reporting. Each CTM operates with a Culligan® Smart Controller which provides users access to the Culligan® technology platform of intercommunicating systems, remote monitoring and water and energy saving accessories.

The CTM Softener Series forms part of the Culligan® Commercial and Industrial product portfolio that has been offering durable, high-quality equipment to the world for over 80 years. For those customers who need a more customized solution Culligan's application engineering and project management team will provide professional, technical expertise through the initial project scope to the expedited delivery and start-up process. Our expansive dealership network will provide aftermarket support and technical expertise and trusted service to users in every market. Contact Culligan® today to learn more about the CTM and other water treatment products.

Markets Served:

Clinics
Educational Facilities
Energy / Power
Food / Beverage Production
Food Service / Restaurants
Grocery
Healthcare / Hospitals / Bio-Pharmaceutical
Hospitality / Lodging
Manufacturing
Municipal Drinking Water
Oil / Gas

CULLIGAN® ADVANTAGES:

- Global Product Platform with Flexible Modular Configurations
- Simple Integration into Existing Systems
- Quick Delivery & Installation
- Exclusive Culligan Features
 - Universal Electronic Controller
 - Aqua-Sensor®, Progressive Flow and Other Operational Cost-Saving Technology
 - Remote Monitoring Capabilities with Multiple Alarm Recognitions
 - Cloud Storage for Historical Data
 - U.S. Standard and Metric Readings with Multiple Interface Languages for Programming Interface



PRE-TREATMENT SOLUTIONS.



Terms and Conditions

GENERAL:

Unless otherwise stipulated herein the equipment shall be installed by and at the expenses of the purchaser. No waiver, alteration or modification of any of the provisions hereof shall be binding unless in writing and signed by a duly authorized representative of the seller.

Neither party shall be liable to the other for indirect or consequential damages arising from any cause whatsoever. The warranties detailed herein apply only to material of the seller's manufacture. Outside purchased equipment and accessories are guaranteed only the extent of the original manufacturer's guarantee.

Standard Terms of Sale

- Applicable Terms. These terms govern the purchase and sale of the equipment ("Equipment") referred to in Seller's purchase order, quotation, proposal or acknowledgment, as the case may be ("Seller's Documentation"). Whether these terms are included in an offer or an acceptance by Seller, such offer or acceptance is conditioned on Buyer's assent to these terms. Seller rejects all additional or different terms in any of Buyer's forms or documents.
- Payment. Buyer shall pay Seller the full purchase price as set forth in Seller's Documentation. Unless Seller's Documentation provides otherwise, freight, storage, insurance and all taxes, duties or other governmental charges relating to the Equipment or any included services shall be paid by Buyer. If Seller is required to pay any such charges, Buyer shall immediately reimburse Seller. All payments are due within 30 days after receipt of invoice. Buyer shall be charged the lower of 1 ½% interest per month or the maximum legal rate on all amounts not received by the due date and shall pay all of Seller's reasonable costs (including attorneys' fees) of collecting amounts due but unpaid. All orders are subject to credit approval.
- Delivery. Delivery of the Equipment shall be in material compliance with the schedule in Seller's Documentation. Unless Seller's Documentation provides otherwise, Delivery terms are F.O.B. Seller's facility.
- Ownership of Materials. All devices, designs (including drawings, plans and specifications), estimates, prices, notes, electronic data and other documents or information prepared or disclosed by Seller, and all related intellectual property rights, shall remain Seller's property. Seller grants Buyer a non-exclusive, non-transferable license to use any such material solely for Buyer's use of the Equipment. Buyer shall not disclose any such material to third parties without Seller's prior written consent.
- Changes. Seller shall not implement any changes in the scope of work described in Seller's Documentation unless Buyer and Seller agree in writing to the details of the change and any resulting price, schedule or other contractual modifications. This includes any changes necessitated by a change in applicable law occurring after the effective date of any contract including these terms.
- Warranty. Seller warrants to Buyer that the Equipment shall materially conform to the description in Seller's Documentation and shall be free from defects in material and workmanship. If Buyer gives Seller prompt written notice of breach of this warranty within 18 months from delivery or 1 year from acceptance, whichever occurs first (the "Warranty Period"), Seller shall, at its sole option and as Buyer's sole remedy, repair or replace the subject parts or refund the purchase price. If Seller determines that any claimed breach is not, in fact, covered by this warranty, Buyer shall pay Seller its then customary charges for any repair or replacement made by Seller. Seller's warranty is conditioned on Buyer's (a) operating and maintaining the Equipment in accordance with Seller's instructions, (b) not making any unauthorized repairs or alterations, and (c) not being in default of any payment obligation to Seller. Seller's warranty does not cover damage caused by chemical action or abrasive material, misuse or improper installation (unless installed by Seller). THE WARRANTIES SET FORTH IN THIS SECTION ARE SELLER'S SOLE AND EXCLUSIVE WARRANTIES. SELLER MAKES NO OTHER WARRANTIES OF ANY KIND, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR PURPOSE.
- Indemnity. Seller shall indemnify, defend and hold Buyer harmless from any claim, cause of action or liability incurred by Buyer as a result of third party claims for personal injury, death or damage to tangible

property, to the extent caused by Seller's negligence. Seller shall have the sole authority to direct the defense of and settle any indemnified claim. Seller's indemnification is conditioned on Buyer (a) promptly, within the Warranty Period, notifying Seller of any claim, and (b) providing reasonable cooperation in the defense of any claim.

- Force Majeure. Under no circumstances shall either Seller or Buyer have any liability for any breach (except for payment obligations) caused by extreme weather or other act of God, strike or other labor shortage or disturbance, fire, accident, war or civil disturbance, delay of carriers, failure of normal sources of supply, change in law or other act of government or any other cause beyond such party's reasonable control.
- Cancellation. If Buyer cancels or suspends its order for any reason other than Seller's breach, Buyer shall pay Seller for work performed prior to cancellation or suspension and any other direct costs incurred by Seller as a result of such cancellation or suspension.
- LIMITATION OF LIABILITY. NOTWITHSTANDING ANYTHING ELSE TO THE CONTRARY, CULLIGAN SHALL NOT BE LIABLE FOR ANY CONSEQUENTIAL, INCIDENTAL, SPECIAL, PUNITIVE OR OTHER INDIRECT DAMAGES, AND CULLIGAN'S TOTAL LIABILITY ARISING AT ANY TIME FROM THE SALE OR USE OF THE EQUIPMENT SHALL NOT EXCEED THE PURCHASE PRICE PAID FOR THE EQUIPMENT. THESE LIMITATIONS APPLY WHETHER THE LIABILITY IS BASED ON CONTRACT, TORT, STRICT LIABILITY OR ANY OTHER THEORY.
- Miscellaneous. If these terms are issued in connection with a government contract, they shall be deemed to include those federal acquisition regulations that are required by law to be included. These terms, together with any quotation, purchase order or acknowledgement issued or signed by Seller, comprise the complete and exclusive statement of the agreement between the parties (the "Agreement") and supersede any terms contained in Buyer's documents, unless separately signed by Seller. No part of the Agreement may be changed or cancelled except by a written document signed by Seller and Buyer. No course of dealing or performance, usage of trade or failure to enforce any term shall be used to modify the Agreement. If any of these terms is unenforceable, such term shall be limited only to the extent necessary to make it enforceable, and all other terms shall remain in full force and effect. Buyer may not assign or permit any other transfer of the Agreement without Seller's prior written consent. The Agreement shall be governed by the laws of the Province in which the goods in question are sold without regard to its conflict of laws provisions.

Tab 10



The Lake Doctors, Inc.
Aquatic Management Services

Navarre Office
8307 E Bay Blvd
Navarre, FL. 32566
(850) 939-5787
navarre@lakedoctors.com
www.lakedoctors.com

Water Management Agreement Monitoring

PG/717616/R

This Agreement, made this _____ day of _____ 20__ is between The Lake Doctors, Inc., a Florida Corporation, hereinafter called "THE LAKE DOCTORS" and

NAME _____

BILLING ADDRESS _____

CITY _____ **STATE** _____ **ZIP** _____ **PHONE** () _____

EMAIL ADDRESS _____

IF YOU WOULD LIKE YOUR INVOICE EMAILED, CHECK HERE: _____

Hereinafter called "CUSTOMER"

REQUESTED START DATE: _____

PURCHASE ORDER: _____

The parties hereto agree to follows:

- A. THE LAKE DOCTORS agrees to manage certain lakes and/or waterways for a period of **twenty-four (24) months** from the date of execution of this Agreement in accordance with the terms and conditions of this Agreement in the following location(s):

One irrigation pond at Somerset CDD (Alys Beach) Alys Beach, Fl.

- B. CUSTOMER agrees to pay THE LAKE DOCTORS, its agents or assigns, the following sum for specified aquatic management services:

1	Monthly inspection/monitoring-24 visits	\$	<u>51.00 per month</u>
2	Monthly written service reports	\$	<u>Included</u>
	Total of Services Accepted	\$	<u>51.00 per month</u>

The above sum-total shall be due and payable in monthly installments of **\$51.00/month** including any additional costs such as sales taxes, permitting fees, monitoring, reporting, water testing and related costs mandated by any governmental or regulatory body related to service under this Agreement.

- C. THE LAKE DOCTORS agrees to monitor, weather permitting, from the date of receipt of this Agreement and /or required government permits.
- D. The offer contained herein is withdrawn and this Agreement shall have no further force and effect unless executed and returned by CUSTOMER to THE LAKE DOCTORS on or before May 31, 2023.
- E. The terms and conditions appearing on the reverse side form an integral part of this Agreement, and CUSTOMER hereby acknowledges that he has read and is familiar with the contents thereof. Agreement must be returned in its entirety to be considered valid.

THE LAKE DOCTORS, INC.

CUSTOMER

Signed _____ Dated _____

Pasco Gibson, Sales Manager

Name _____

CUSTOMER/OFFICE COPY

TERMS AND CONDITIONS

Beneficial Monitoring

1. The Beneficial Monitoring Program will be conducted in a manner consistent with good water management practice using accepted methods and techniques when applicable.
2. THE LAKE DOCTORS is not responsible for loss of plants beyond the control of THE LAKE DOCTORS. CUSTOMER understands that common causes for loss of beneficial aquatic plants can be due by many factors including high water, low water, ducks and waterfowl, poor landscaping practices such a weed eating, herbivorous fish and overgrowth by noxious undesirable weeds.
3. If at any time during the term of this Agreement, CUSTOMER feels THE LAKE DOCTORS is not performing in a satisfactory manner, or in accordance with the terms of this Agreement, CUSTOMER shall inform THE LAKE DOCTORS, in writing, stating with particularity the reasons for CUSTOMER'S dissatisfaction. THE LAKE DOCTORS shall investigate and attempt to cure the defect. If, after 30 days from the giving of the original notice, CUSTOMER continues to feel THE LAKE DOCTORS performance is unsatisfactory, CUSTOMER may terminate this Agreement by giving notice ("Second Notice") to THE LAKE DOCTORS and paying all monies owing to the effective date of termination. In this event, the effective date of termination shall be the last day of the month in which said second notice is received by THE LAKE DOCTORS.
4. THE LAKE DOCTORS shall maintain the following insurance coverage and limits; (a) Workman's Compensation with statutory limits; (b) Automobile Liability; (c) Comprehensive General Liability, including Pollution Liability, Property Damage, Completed Operations and Product Liability. A Certificate of Insurance will be provided upon request. A Certificate of Insurance naming CUSTOMER as "Additional Insured" may be provided at CUSTOMER'S request. CUSTOMER agrees to pay for any additional costs of insurance requirements over and above that provided by THE LAKE DOCTORS.
5. Neither party shall be responsible for damages, penalties or otherwise for any failure or delay in performance of any of its obligations hereunder caused by strikes, riots, war, acts of God, accidents, governmental orders and regulations, curtailment or failure to obtain sufficient material, or other force majeure condition (whether or not of the same class or kind as those set forth above) beyond its reasonable control and which, by the exercise of due diligence, it is unable to overcome. Should THE LAKE DOCTORS be prohibited, restricted or otherwise prevented from rendering specified services by any of the conditions, THE LAKE DOCTORS shall notify CUSTOMER of said condition and of the excess direct costs arising therefrom. CUSTOMER shall have thirty (30) days after receipt of said notice to terminate this Agreement by notifying THE LAKE DOCTORS in writing.
6. CUSTOMER warrants that he or she is authorized to execute the Water Management Agreement on behalf of the riparian owner and to hold THE LAKE DOCTORS harmless for consequences of such service not arising out of the sole negligence of THE LAKE DOCTORS.
7. THE LAKE DOCTORS agrees to hold CUSTOMER harmless from any loss, damage or claims arising out of the sole negligence of THE LAKE DOCTORS. However, THE LAKE DOCTORS shall in no event be liable to CUSTOMER, or others for indirect, special or consequential damages resulting from any cause whatsoever.
8. THE LAKE DOCTORS reserves the right to impose a monthly service charge on past due balances and/or cancel the Agreement.
9. Should it become necessary for THE LAKE DOCTORS to bring action for collection of monies due and owing under this Agreement, CUSTOMER agrees to pay collection costs, including, but not limited to, reasonable attorneys fee (including those on appeal) and court costs, and all other expenses incurred by THE LAKE DOCTORS resulting from such collection action.
10. This Agreement is assignable by CUSTOMER except upon prior written consent by THE LAKE DOCTORS.
11. This Agreement constitutes the entire agreement of the parties hereto and shall be valid upon acceptance by THE LAKE DOCTORS Corporate Office. No oral or written alterations or modifications of the terms contained herein shall be valid unless made in writing and accepted by an authorized representative of both THE LAKE DOCTORS and CUSTOMER.
12. Agreements that include debris removal shall consist of: Casual trash such as cups, plastic bags and other man-made materials up to 20 lbs. will be removed during regularly scheduled service visits. Large or dangerous items such as biohazards and landscape debris are not included.

Tab 11



Rizzetta & Company

Somerset Community Development District

www.somersetcdd.org

Proposed Budget for Fiscal Year 2023-2024

Presented by: Rizzetta & Company, Inc.

**120 Richard Jackson Boulevard, Ste #220
Panama City Beach, FL 32407
Phone: 850-334-9055**

rizzetta.com

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**Proposed Budget
Somerset Community Development District
General Fund
Fiscal Year 2023/2024**

	Chart of Accounts Classification	Actual YTD through 04/30/23	Projected Annual Totals 2022/2023	Annual Budget for 2022/2023	Projected Budget variance for 2022/2023	Budget for 2023/2024	Budget Increase (Decrease) vs 2022/2023	Comments
1								
2	REVENUES							
3								
4	Special Assessments							
5	Tax Roll	\$ 524,195	\$ 524,195	\$ 514,569	\$ 9,626	\$ 508,882	\$ (5,687)	Tax/Off Roll determined upon final roll certification.
6	Off Roll	\$ 352,079	\$ 352,079	\$ 352,079	\$ -	\$ 366,370	\$ 14,291	Tax/Off Roll determined upon final roll certification.
7								
8	TOTAL REVENUES	\$ 876,274	\$ 876,274	\$ 866,648	\$ 9,626	\$ 875,252	\$ 8,604	
9								
10	Balance Forward from Prior Year	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
11								
12	TOTAL REVENUES AND BALANCE FORWARD	\$ 876,274	\$ 876,274	\$ 866,648	\$ 9,626	\$ 875,252	\$ 8,604	
13								
14	*Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification.							
15								
16	EXPENDITURES - ADMINISTRATIVE							
17								
18	Legislative							
19	Supervisor Fees	\$ 2,000	\$ 3,429	\$ 5,500	\$ 2,071	\$ 5,500	\$ -	Maintained at same rate.
20	Financial & Administrative							
21	Administrative Services	\$ 3,336	\$ 5,720	\$ 5,720	\$ -	\$ 6,292	\$ 572	
22	District Management	\$ 16,060	\$ 27,530	\$ 27,530	\$ -	\$ 30,283	\$ 2,753	
23	District Engineer	\$ 6,750	\$ 34,500	\$ 16,500	\$ (18,000)	\$ 19,500	\$ 3,000	
24	Disclosure Report	\$ 1,500	\$ 1,500	\$ 1,750	\$ 250	\$ 1,500	\$ (250)	Per agreement.
25	Trustees Fees	\$ -	\$ 3,550	\$ 5,000	\$ 1,450	\$ 3,950	\$ (1,050)	
26	Assessment Roll	\$ 5,500	\$ 5,500	\$ 5,500	\$ -	\$ 6,050	\$ 550	
27	Financial & Revenue Collections	\$ 3,208	\$ 5,500	\$ 5,500	\$ -	\$ 6,050	\$ 550	
28	Accounting Services	\$ 11,258	\$ 19,300	\$ 19,300	\$ -	\$ 21,230	\$ 1,930	
29	Auditing Services	\$ -	\$ 3,600	\$ 3,500	\$ (100)	\$ 4,500	\$ 1,000	Placeholder, monitor prior to final.
30	Arbitrage Rebate Calculation	\$ 450	\$ 450	\$ 500	\$ 50	\$ 500	\$ -	Per agreement fo FY 23, 24, and 25
31	Public Officials Liability Insurance	\$ 3,341	\$ 3,341	\$ 3,730	\$ 389	\$ 3,730	\$ -	In line with FY23/24 renewal estimates from Egis Insurance
32	Legal Advertising	\$ 860	\$ 1,474	\$ 2,000	\$ 526	\$ 2,000	\$ -	Maintained at same rate.
33	Dues, Licenses & Fees	\$ 175	\$ 175	\$ 175	\$ -	\$ 175	\$ -	Payable annually to the state.
34	Miscellaneous Fees	\$ -	\$ 250	\$ 250	\$ -	\$ 250	\$ -	Maintained at same rate.
35	ADA Website Hosting, Maintenance, Remediation and Compliance	\$ 3,775	\$ 6,471	\$ 7,200	\$ 729	\$ 7,500	\$ 300	
36	Legal Counsel							
37	District Counsel	\$ 5,877	\$ 14,801	\$ 15,000	\$ 199	\$ 15,000	\$ -	Maintained at same rate.
38								
39	Administrative Subtotal	\$ 64,090	\$ 137,091	\$ 124,655	\$ (12,436)	\$ 134,010	\$ 9,355	
40								
41	EXPENDITURES - FIELD OPERATIONS							
42								
43	Electric Utility Services							
44	Utility - Street Lights	\$ 2,077	\$ 3,561	\$ 33,000	\$ 29,439	\$ 6,450	\$ (26,550)	Decreased based on projections, allowance for assuming new meters.
45	Utility - Irrigation	\$ 20,264	\$ 34,738	\$ 32,000	\$ (2,738)	\$ 36,500	\$ 4,500	Slight increase per projections

Somerset Community Development District
Debt Service
Fiscal Year 2023/2024

Chart of Accounts Classification	Series 2022 (Refunding)	Budget for 2023/2024
REVENUES		
Special Assessments		
Net Special Assessments	\$963,482.37	\$963,482.37
TOTAL REVENUES	\$963,482.37	\$963,482.37
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$963,482.37	\$963,482.37
Administrative Subtotal	\$963,482.37	\$963,482.37
TOTAL EXPENDITURES	\$963,482.37	\$963,482.37
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

Walton County Collecction Costs (2%) and Early Payment Discounts (4%):

6.0%

Gross assessments

\$1,024,981.24

Notes:

1. Tax Roll Collection Costs and Early Payment Discounts are 6.0% of Tax Roll. Budgeted net of tax roll assessments. See Assessment Table.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

2023/2024 O&M Budget		\$1,595,252.00
Waslton County Collection Costs @	2%	\$33,941.53
Early Payment Discount @	4%	\$67,883.06
2023/2024 Total		<u>\$1,697,076.60</u>

2022/2023 O&M Budget	\$1,516,648.00
2023/2024 O&M Budget	\$1,595,252.00
Total Difference	<u>\$78,604.00</u>

	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Bond Series 2022 Debt Service - Commercial	\$939.33	\$939.33	\$0.00	0.00%
Operations/Maintenance - Commercial	\$1,478.63	\$1,522.95	\$44.32	3.00%
Total	\$2,417.96	\$2,462.28	\$44.32	1.83%
Debt Service - Single Family	\$1,252.44	\$1,252.44	\$0.00	0.00%
Operations/Maintenance - Single Family	\$1,971.51	\$2,030.60	\$59.09	3.00%
Total	\$3,223.95	\$3,283.04	\$59.09	1.83%

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2023/2024 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$1,595,252.00
COLLECTION COSTS @	2.0%	\$33,941.53
EARLY PAYMENT DISCOUNT @	4.0%	\$67,883.06
TOTAL O&M ASSESSMENT		<u>\$1,697,076.60</u>

LOT SIZE	UNITS ASSESSED		EAU FACTOR	ALLOCATION OF O&M ASSESSMENT			PER LOT ANNUAL ASSESSMENT		
	O&M	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽¹⁾		TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽³⁾	TOTAL ⁽⁴⁾
PLATTED LOTS									
SINGLE & MULTI FAMILY	476	476	1.00	476.00	56.95%	\$966,567.11	\$2,030.60	\$1,252.44	\$3,283.04
COMMERCIAL	13.22	13.22	1K sf 0.75	9.92	1.19%	\$20,133.43	\$1,522.95	\$939.33	\$2,462.28
Total Platted	489.22	489.22		485.92	58.14%	\$986,700.54			
UNPLATTED LOTS									
SINGLE & MULTI FAMILY	311	302	1.00	311.00	37.21%	\$631,517.58	\$2,030.60	\$1,252.44	\$3,283.04
COMMERCIAL	51.78	40.63	1K sf 0.75	38.84	4.65%	\$78,858.47	\$1,522.95	\$939.33	\$2,462.28
Total Unplatted	362.78	342.63		349.84	41.86%	\$710,376.06			
TOTAL COMMUNITY	852	831.85		835.75	100.00%	\$1,697,076.60			

LESS: Walton County Collection Costs (2%) and Early Payment Discounts (4%): (\$101,824.60)

Net Revenue to be Collected: \$1,595,252.00

UNPLAT BY ACREAGE ⁽²⁾ 36.07 36.07 \$710,376.06

PER ACRE ASSESSMENTS - UNPLATTED		
O&M	DEBT SERVICE	TOTAL
\$19,696.01	\$11,545.23	\$31,241.24

⁽¹⁾ Reflects the number of total lots with Series 2022 debt outstanding.

⁽²⁾ Assessments are allocated on an equal assessment per acre basis until lots are platted.

⁽³⁾ Annual debt service assessment per lot adopted in connection with the Series 2022 bond issue. Annual assessment includes principal, interest, Walton County collection costs and early payment discounts.

⁽⁴⁾ Annual assessment that will appear on November 2023 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

EXPENDITURES - FIELD OPERATIONS:

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

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

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

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

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

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

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

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

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

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

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

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



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

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

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

RESERVE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

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

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

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

EXPENDITURES:

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

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



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DEBT SERVICE FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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



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Tab 12

RESOLUTION 2023-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGET(S) FOR FISCAL YEAR 2023/2024 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING AND PUBLICATION REQUIREMENTS; ADDRESSING SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors (“**Board**”) of the Somerset Community Development District (“**District**”) prior to June 15, 2023, proposed budget(s) (“**Proposed Budget**”) for the fiscal year beginning October 1, 2023, and ending September 30, 2024 (“**Fiscal Year 2023/2024**”); and

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

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

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget prepared by the District Manager for Fiscal Year 2023/2024 attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** A public hearing on said approved Proposed Budget is hereby declared and set for the following date, hour and location:

DATE: _____, 2023

HOUR: 2:00 p.m. (CDT)

LOCATION: Alys Beach Office
Building 1, 84 Elbow Beach Road
Alys Beach, Florida 32461

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT(S).** The District Manager is hereby directed to submit a copy of the Proposed Budget to the local general-purpose governments at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, *Florida Statutes*, the District’s Secretary is further directed to post the approved Proposed Budget on the District’s website at least two days before the budget hearing date as set forth in Section 2 and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed in Florida law.

6. **SEVERABILITY.** The invalidity or unenforceability of any one or more provisions of this

Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 5th DAY OF JUNE, 2023.

ATTEST:

**SOMERSET COMMUNITY DEVELOPMENT
DISTRICT**

Secretary / Assistant Secretary

Chair/Vice Chair, Board of Supervisors

Exhibit A: Fiscal Year 2023/2023 Proposed Budget

Exhibit A
Fiscal Year 2023/2023 Proposed Budget

Tab 13

**WALTON COUNTY
SUPERVISOR OF ELECTIONS
Ryan Messer**



571 US HWY 90 E, DeFuniak Springs, FL 32433
Phone: (850) 892-8112 • Fax: (850) 892-8113
votewalton.gov • info@votewalton.gov

Contact Information

Ryan Messer Supervisor
of Elections Walton County
RMesser@votewalton.gov

April 12, 2023

Address

571 US Hwy 90 East, Suite 102
DeFuniak Springs, FL 32433

Tel: (850) 892-8112
Fax: (850) 892-8113

Kimberly O'Mera District Manager
Somerset CDD
120 Richard Jackson Blvd, Ste 220
Panama City Beach, FL 32407

Re: Somerset Community Development District

Dear Ms. O'Mera:

This letter is in response to your request for the number of registered voters within the Somerset Community Development District.

We are showing that there were 118 (one hundred and 18) registered voters in that district as of April 12, 2023.

Sincerely,

Ryan Messer, Supervisor of Elections