



Rizzetta & Company

Somerset Community Development District

www.somersetcdd.org

Adopted Budget for Fiscal Year 2023-2024

Presented by: Rizzetta & Company, Inc.

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

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll	\$ 594,758
Off Roll	\$ 280,494
TOTAL REVENUES	\$ 875,252
Balance Forward from Prior Year	\$ -
TOTAL REVENUES AND BALANCE FORWARD	\$ 875,252
EXPENDITURES - ADMINISTRATIVE	
Legislative	
Supervisor Fees	\$ 5,500
Financial & Administrative	
Administrative Services	\$ 6,292
District Management	\$ 30,283
District Engineer	\$ 19,500
Disclosure Report	\$ 1,500
Trustees Fees	\$ 3,950
Assessment Roll	\$ 6,050
Financial & Revenue Collections	\$ 6,050
Accounting Services	\$ 21,230
Auditing Services	\$ 4,500
Arbitrage Rebate Calculation	\$ 500
Public Officials Liability Insurance	\$ 3,730
Legal Advertising	\$ 2,000
Dues, Licenses & Fees	\$ 175
Miscellaneous Fees	\$ 250
ADA Website Hosting, Maintenance, Remediation and Compliance	\$ 7,500
Legal Counsel	
District Counsel	\$ 15,000
Administrative Subtotal	\$ 134,010
EXPENDITURES - FIELD OPERATIONS	
Electric Utility Services	
Utility - Street Lights	\$ 6,450
Utility - Irrigation	\$ 36,500
Stormwater Control	
Lake/Pond Bank Maintenance & Repair	\$ 5,000

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

Chart of Accounts Classification	Budget for 2023/2024
Stormwater System Maintenance	\$ 675
Pond Liner Repair	\$ 500
Other Physical Environment	
Facility Management	\$ 59,592
Dune Maintenance	\$ 107,500
General Liability Insurance & Property Insurance	\$ 28,700
Landscape Maintenance	\$ 110,500
Irrigation Maintenance & Repair	\$ 10,500
Facilities Management - Additional Oversight	\$ -
Well Maintenance	\$ 66,575
Landscape Replacement - Plants, Shrubs, Palms, Sod	\$ 45,000
Irrigation System - Supply Pump Maintenance	\$ 14,000
NPDES Inspections	\$ 30,000
Irrigation System - Feeder Pump Maintenance	\$ 2,000
Irrigation System - Feeder Pump Chemicals	\$ 1,750
Landscape Tree Services	\$ 28,500
Pedestrian Path Lighting Maintenance	\$ 70,000
Beach and Dune Feasibility Study	\$ 15,000
Road & Street Facilities	
Slip Lane Maintenance	\$ 20,000
Crosswalk Maintenance	\$ 7,500
Crosswalk Installation	\$ -
Stormwater System Maintenance	\$ 25,000
Street Light/Decorative Light Maintenance	\$ 40,000
Contingency	
Miscellaneous Contingency	\$ 10,000
Field Operations Subtotal	\$ 741,242
TOTAL EXPENDITURES	\$ 875,252
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**Adopted Budget
Somerset Community Development District
Reserve Fund
Fiscal Year 2023/2024**

Chart of Accounts Classification	Budget for 2023/2024
REVENUES	
Special Assessments	
Tax Roll	\$ 489,260
Off Roll	\$ 230,740
TOTAL REVENUES	\$ 720,000
TOTAL REVENUES AND BALANCE FORWARD	\$ 720,000
EXPENDITURES	
Contingency	
Capital Reserves	\$ 650,000
30A Traffic Management	\$ 70,000
TOTAL EXPENDITURES	\$ 720,000
EXCESS OF REVENUES OVER EXPENDITURES	\$ -

**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	\$963,480.69	\$963,480.69
TOTAL REVENUES	\$963,480.69	\$963,480.69
EXPENDITURES		
Administrative		
Financial & Administrative		
Debt Service Obligation	\$963,480.69	\$963,480.69
Administrative Subtotal	\$963,480.69	\$963,480.69
TOTAL EXPENDITURES	\$963,480.69	\$963,480.69
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

Gross assessments

\$1,024,979.46

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><u>\$78,604.00</u></u>
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	PER UNIT ANNUAL ASSESSMENT		Proposed Increase / Decrease	
	2022/2023	2023/2024	\$	%
Bond Series 2022 Debt Service - Commercial ⁽¹⁾	\$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%
Bond Series 2022 Debt Service - Single Family ⁽¹⁾	\$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%

⁽¹⁾ Due to a change in development plan and increase in unit density, the Series 2022 debt service assessments have been reallocated.

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			TOTAL SERIES 2022 (REFUNDING) DEBT SERVICE 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⁾⁽⁵⁾	TOTAL ⁽⁴⁾
PLATTED LOTS										
SINGLE & MULTI FAMILY	558	558	1.00	558.00	66.77%	\$1,133,076.57	\$698,861.52	\$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	\$12,417.94	\$1,522.95	\$939.33	\$2,462.28
Total Platted	<u>571.22</u>	<u>571.22</u>		<u>567.92</u>	<u>67.95%</u>	<u>\$1,153,210.00</u>	<u>\$711,279.46</u>			
UNPLATTED LOTS										
SINGLE & MULTI FAMILY	229	229	1.00	229.00	27.40%	\$465,008.12	\$268,214.76	\$2,030.60	\$1,252.44	\$3,283.04
COMMERCIAL	51.78	51.78	1K sf 0.75	38.84	4.65%	\$78,858.47	\$45,485.24	\$1,522.95	\$939.33	\$2,462.28
Total Unplatted	<u>280.78</u>	<u>280.78</u>		<u>267.84</u>	<u>32.05%</u>	<u>\$543,866.60</u>	<u>\$313,700.00</u>			
TOTAL COMMUNITY	<u>852</u>	<u>852</u>		<u>835.75</u>	<u>100.00%</u>	<u>\$1,697,076.60</u>	<u>\$1,024,979.46</u>			
LESS: Walton County Collection Costs (2%) and Early Payment Discounts (4%):						(\$101,824.60)	(\$61,498.77)			
Net Revenue to be Collected:						<u>\$1,595,252.00</u>	<u>\$963,480.69</u>			
PER ACRE ASSESSMENTS - UNPLATTED										
UNPLAT BY ACREAGE ⁽²⁾	34.53	34.53				\$543,866.60	\$313,700.00	\$15,751.92	\$9,085.64	\$24,837.56

⁽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.

