



Rizzetta & Company

# **Somerset Community Development District**

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**Board of Supervisors' Meeting  
August 7, 2025**

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

**[www.somersetcdd.org](http://www.somersetcdd.org)**

# **SOMERSET COMMUNITY DEVELOPMENT DISTRICT AGENDA**

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

|                             |   |  |
|-----------------------------|---|--|
| <b>Board of Supervisors</b> | Robert Stenhammer<br>John Rosenberg<br>George Hartley<br>Belinda Ballew<br>Tom Dodson | Chairman<br>Vice Chairman<br>Assistant Secretary<br>Assistant Secretary<br>Assistant Secretary |
| <b>District Manager</b>     | Kimberly O'Mera   | Rizzetta & Company, Inc.   |
| <b>District Counsel</b>     | Tucker Mackie   | Kutak Rock, LLP  |
| <b>District Engineer</b>    | 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](http://www.SomersetCDD.org)

July 31, 2025

**Board of Supervisors  
Somerset Community  
Development District**

## FINAL AGENDA

### REVISED

Dear Board Members:

The Regular Meeting of the Board of Supervisors of the Somerset Community Development District will be held on **Thursday, August 7, 2025, at 2:00 p.m. (Central Time)** at the Somerset Conference Hall, located at 215 Nonesuch Way, Alys Beach, FL 32461. The following is the Tentative Agenda for this meeting:

**1. CALL TO ORDER/ROLL CALL**

**2. AUDIENCE COMMENTS ON AGENDA ITEMS**

**3. BUSINESS ADMINISTRATION**

A. Consideration of Minutes of the Board of Supervisors  
Meeting Held on June 5, 2025 ..... Tab 1

B. Ratification of Operation and Maintenance Expenditures  
for months of May 2025 – June 2025 ..... Tab 2

**4. CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS ..... Tab 3**

A. Alys Beach Resorts: PO #25-04: PP-2 Streetlight Pole & Fixture

B. AquaPro Water Systems

1. WA #25-02: West Well Equipment Replacement

2. WA #25-03: East Well Equipment Replacement

3. WA #25-04: West & Caliza Well Repairs

C. Arbor Tree Care: WA #25-02: 30A Palm Trimming – Freeze Damage

D. Couch Collective: WA #25-04: Paver Repairs at N Castle Harbour & 30A

E. Griffin Traffic Signals: Crosswalk Assembly Repair

F. Lake Doctors: WA #25-2: Impeller Housing

G. McHenry Electric

1. WA #25-12: M6-M7 Ped Path Lighting

2. WA #25-13: NN Parking Ped Path Lighting Repair

3. WA #25-14: W La Garza Ct/Turtle Bale Palm Lighting

4. WA #25-15: Street Lighting Electrical Repairs

5. WA #25-16: Ped Path & Landscape Lighting Repairs #1

6. WA #25-17: Ped Path & Landscape Lighting Repairs #2

7. WA #25-18: Lake Marilyn Fountain Power

8. WA #25-19: Ped Path Lighting LL7-8

9. WA #25-20: PP2 Streetlight Installation

10. WA #25-21: West Well Sub Panel Repair

11. WA #25-22: N Castle Harbour Ped Path Lighting

H. Rip's Professional Lawn Care

1. WA #25-12: Sod Damage Repair

2. WA #25-13: Lake Marilyn East Valve

3. WA #25-14: Mainline Repair – N Somerset & Hogpenny

4. WA #25-15: 30A Palm Tree Replacement

5. WA #25-16: Irrigation Repair at SW Buttery

**5. BUSINESS ITEMS**

|    |   |        |
|----|---|--------|
| A. | Consideration of Proposal for Tidal Water Survey .....  | Tab 4  |
| B. | Consideration of Proposal for Update to Pavement Management Manual .....  | Tab 5  |
| C. | Presentation of Stormwater Operation & Maintenance Plan and<br>Consideration of Costs Associated with Stormwater System Assessment,<br>Initial Conditions Report, and O&M Restoration Program .....   | Tab 6  |
| D. | Public Hearing to Consider the Adoption of the Fiscal Year 2025/2026<br>Final Budget<br>1. Presentation of the Proposed Final Budget for<br>Fiscal Year 2025/2026.....  | Tab 7  |
|    | 2. Consideration of Resolution 2025-07, Annual Appropriations.....  | Tab 8  |
| E. | and Adopting the Final Budget for Fiscal Year 2025/2026<br>Public Hearing to Consider the Imposition of Maintenance and Operation<br>Special Assessments, Adoption of an Assessment Roll, and the Levy,<br>Collection, and Enforcement of the Same..... | Tab 9  |
|    | 1. Consideration of Resolution 2025-08, Making a Determination<br>of Benefit; Imposing Special Assessments; Providing for the<br>Collection and Enforcement of Special Assessments; Certifying<br>an Assessment Roll .....                              | Tab 10 |
| F. | Consideration of Fiscal Year 2025/2026 Direct Collection Agreement.....   | Tab 10 |
| G. | Consideration of Resolution 2025-09, Annual Meeting Schedule<br>for Fiscal Year 2025/2026.....  | Tab 11 |

**1STAFF REPORTS**

|    |   |        |
|----|---|--------|
| A. | District Counsel                                  |        |
| B. | District Engineer                                 |        |
| C. | Facilities Manager                                |        |
| D. | District Manager                                  |        |
|    | 1. Presentation of District Manager's Report..... | Tab 12 |

**6. SUPERVISOR REQUESTS AND COMMENTS**

**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,



Kim O'Mera  
District Manager



## **Tab 1**

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**June 5, 2025 - Minutes of Meeting**

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**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 regular meeting of the Board of Supervisors of the Somerset Community Development District was held on **Thursday, June 5, 2025, at 2:00 p.m. (Central Time)** at the Somerset Conference Room located at 215 Nonesuch Way, Alys Beach, FL 32461.

Present and constituting a quorum:

|                   |  |
|-------------------|--|
| Robert Stenhammer | <b>Board Supervisor, Chairman</b>            |
| John Rosenberg    | <b>Board Supervisor, Vice Chairman</b>       |
| George Hartley    | <b>Board Supervisor, Assistant Secretary</b> |
| Tom Dodson        | <b>Board Supervisor, Assistant Secretary</b> |
| Belinda Ballew    | <b>Board Supervisor, Assistant Secretary</b> |

Also present were:

|                 |   |
|-----------------|---|
| Kimberly O'Mera | <b>District Manager, Rizzetta &amp; Company, Inc.</b>               |
| David Smith     | <b>District Engineer, Innerlight Engineering (Via speakerphone)</b> |
| Tucker Mackie   | <b>District Counsel, Kutak Rock, LLP (Via speakerphone)</b>         |
| Mike Spann      | <b>Facilities Management, Alys Beach Resorts, LLC.</b>              |
| Doug Lang       | <b>Facilities Management, Alys Beach Resorts, LLC.</b>              |
| Stephen Theriot | <b>Administrative Assistant, Rizzetta &amp; Company, Inc.</b>       |

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. O'Mera called the meeting to order at 2:02 p.m. and read the roll call, confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments on Agenda Items**

There were no audience members present to comment.

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**June 5, 2025 - Minutes of Meeting**

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(Mr. Hartley joined the meeting at 2:04 p.m.)

**THIRD ORDER OR BUSINESS**

**Consideration of Minutes of the Board  
of Supervisors Meeting Held on  
April 3, 2025**

Ms. O'Mera presented the Minutes of the Board of Supervisors' Meeting held on April 3, 2025.

On a motion by Mr. Stenhammer, seconded by Mr. Hartley, with all in favor, the Board approved the Minutes of the Meeting of the Board of Supervisors held on April 3, 2025, for Somerset Community Development District.

**FOURTH ORDER OR BUSINESS**

**Ratification of Operation and  
Maintenance Expenditures for months  
of March 2025 - April 2025**

Ms. O'Mera presented the Operation and Maintenance Expenditures for March 2025 and April 2025.

On a motion by Mr. Stenhammer, seconded by Mr. Rosenberg, with all in favor, the Board ratified the Operations and Maintenance Expenditures for the month of March 2025 in the amount of \$66,816.57, and April 2025, in the amount of \$119,128.47, for Somerset Community Development District.

**FIFTH ORDER OR BUSINESS**

**Presentation of Registered Voter  
Count**

Ms. O'Mera stated there being one hundred forty (140) registered voters as of April 15, 2025.

**SIXTH ORDER OR BUSINESS**

**Presentation of Year-End Audited  
Financials for FY2024**

Ms. O'Mera presented the year-end audited financials for FY2024.

On a motion by Mr. Rosenberg, seconded by Mr. Hartley, with all in favor, the Board ratified the acceptance of the year-end audited financials for FY2024, for Somerset Community Development District.

**SEVENTH ORDER OR BUSINESS**

**Consideration Consent Agenda –  
Ratification of Maintenance Items**

Ms. O'Mera presented maintenance items for discussion and ratification by the Board with Mr. Lang and Mr. Stenhammer expanding on instances of repairs or specific authorizations.

On a motion by Mr. Rosenberg, seconded by Mr. Dodson, with all in favor, the Board ratified:

*by Rip's Professional Lawn Care:*

- WA#25-10 – Bi-Line Repair in the amount of \$2,097.50

*by Dune Doctors:*

- WA #25-04 – Beach Sargassum removal in the amount of \$22,125.35

*by Arbor Tree Care:*

- Palm frond trimming in the amount of \$2,500.00

*by McHenry Electric:*

- WA #25-09 – Sea Garden streetlight bank repair in the amount of \$20,491.00
- WA #25-10 – Well lighting repair in the amount of \$8,228.51
- WA #25-11 – Landscape/Ped Path lighting repairs in the amount of \$1,892.90

*by Couch Collective:*

- WA #25-02 – Change order to intersection project in the amount of \$6,280.00
- WA #25-03 – Paver repairs in the amount of \$2,280.00

*by AquaPro Water Systems:*

- Filtration corrections in the amount of \$39,974.53

*by Griffin Traffic Signals:*

- South Sea Garden crosswalk repair in the amount of \$3,500.00

*by Lake Doctors:*

- Lake Marilyn pump purchase in the amount of \$2,047.63

for Somerset Community Development District.

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

**June 5, 2025 - Minutes of Meeting**

**Page 4**

**EIGHTH ORDER OR BUSINESS**

**Discussion/Consideration of  
Additional Sargassum Removal**

On a motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board approved a not-to-exceed in the amount of \$15,000.00 for additional sargassum removal, as needed by Dune Doctors, for Somerset Community Development District.

**NINTH ORDER OR BUSINESS**

**Consideration Top Dressing for New  
Sod**

On a motion by Mr. Stenhammer, seconded by Ms. Ballew, with all in favor, the Board approved the proposal from Rip's Professional Lawn Care in the amount of \$5,020.00 for top dressing of the new sod along Hwy. 30A, to be funded as a disbursement from Reserves, for Somerset Community Development District.

**TENTH ORDER OF BUSINESS**

**Presentation of Proposed Budget for  
FY2025-2026**

Ms. O'Mera presented the budget and general discussion ensued. The Board made the following changes to the proposed budget:

- Reduced line seventy (70) by \$20,000.00
- Increased line fifty-five (55) by \$20,000.00

**ELEVENTH ORDER OR BUSINESS**

**Consideration of Resolution 2025-06,  
Approving Proposed Budget & Setting  
a Public Hearing Thereon**

On a motion by Mr. Dodson, seconded by Mr. Hartley, with all in favor, the Board adopted Resolution 2025-06, Approving the FY2025-2026 Proposed Budget and setting a Public Hearing for August 7, 2025, at 2:00 p.m., for Somerset Community Development District.

**TWELFTH ORDER OF BUSINESS**

**Staff Reports**

**A. District Counsel**

Ms. Mackie had no specific report to present but invited questions from the Board. There were no questions.

**B. District Engineer**

Mr. Martelli had no specific report to present but invited questions from the Board. There were no questions.

**C. Facilities Manager**

Mr. Lang had no specific report to present but invited questions from the Board. There were no questions.

**D. District Manager**

**1. Presentation of District Manager Report**

Ms. O'Mera reviewed the District Manager Report and reminded the Board of the approaching Form 1 deadline.

**THIRTEENTH ORDER OF BUSINESS**

**Supervisor  
Comments**

**Requests**

**and**

**Audience**

A brief discussion was held concerning the dune consultation project.



**FOURTEENTH ORDER OF BUSINESS**

**Adjournment**

On a motion by Mr. Dodson, seconded by Mr. Rosenberg, with all in favor, the Board adjourned the meeting at 2:39 p.m., for Somerset Community Development District.

\_\_\_\_\_  
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](http://www.somersetcdd.org)

## **Operations and Maintenance Expenditures May 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from May 1, 2025 through May 31, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$34,254.47**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u>        | <u>Invoice Description</u>          | <u>Invoice Amount</u> |
|------------------------------------|---------------------|------------------------------|-------------------------------------|-----------------------|
| Aqua Pro Water Systems - FL/GA     | 300059              | 108885838                    | Chemical/Salt Installation 05/25    | \$45.00               |
| Aqua Pro Water Systems - FL/GA     | 300059              | 108889537                    | Chemical/Salt Installation 05/25    | \$210.00              |
| Aqua Pro Water Systems - FL/GA     | 300059              | 108892356                    | Chemical/Salt Installation 05/25    | \$210.00              |
| Aqua Pro Water Systems - FL/GA     | 300059              | 108905051                    | Chemical/Salt Installation 05/25    | \$15.00               |
| Aqua Pro Water Systems - FL/GA     | 300059              | 108905072                    | Chemical/Salt Installation 05/25    | \$180.00              |
| Aqua Pro Water Systems - FL/GA     | 300059              | 108905093                    | Chemical/Salt Installation 05/25    | \$585.00              |
| Aqua Pro Water Systems - FL/GA     | 300063              | 108904710                    | Chemical/Salt Installation 05/25    | \$390.00              |
| Arbor Tree Care                    | 300060              | 14123                        | Tree Trimming - 30A Palms 05/25     | \$2,500.00            |
| Florida Power & Light Company      | 20250520-1          | 21046-33165 04/25 ACH        | 9954 E COUNTY HIGHWAY 30A 04/25     | \$35.05               |
| Florida Power & Light Company      | 20250520-1          | 21080-12465 04/25 ACH        | 9396 E COUNTY HIGHWAY 30A 04/25     | \$381.33              |
| Florida Power & Light Company      | 20250520-1          | 21125-35816 04/25 ACH        | 106 N SOMERSET ST 04/25             | \$28.10               |
| Florida Power & Light Company      | 20250520-2          | FPL Summary 04/25 ACH        | FPL Summary 04/25                   | \$413.85              |
| Florida Power & Light Company      | 20250521-1          | 861<br>21125-35147 04/25 ACH | 305 SOMERSET ST 04/25               | \$1,997.56            |
| Gannett Florida LocaliQ            | 300053              | 0007094572                   | Legal Advertising 04/25             | \$173.50              |
| Innerlight Engineering Corporation | 300058              | 10111                        | NPDES Weekly Inspection 04/25-05/25 | \$5,225.00            |

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

May 1, 2025 Through May 31, 2025

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                       | <u>Invoice Amount</u> |
|------------------------------------|---------------------|-----------------------|--|-----------------------|
| Kutak Rock, LLP                    | 300054              | 3555903               | Legal Services 03/25                             | \$2,147.00            |
| McHenry Electric, Inc.             | 300056              | 26043                 | Well lighting repair 10/24                       | \$327.70              |
| McHenry Electric, Inc.             | 300056              | 26266                 | Ped path/landscape lighting repairs<br>04/25     | \$885.00              |
| McHenry Electric, Inc.             | 300056              | 26267                 | Ped path/landscape lighting repairs<br>03/25     | \$750.00              |
| McHenry Electric, Inc.             | 300056              | 26269                 | Ped path/landscape lighting repairs<br>03/25     | \$257.90              |
| Mills Supply                       | 300057              | 10488                 | Monthly Pump Station Maintenance<br>05/25        | \$225.00              |
| Rip's Professional Lawn Care, Inc. | 300050              | 329394                | Monthly Landscape Maintenance 04/25              | \$8,975.00            |
| Rip's Professional Lawn Care, Inc. | 300051              | 81950                 | Caliza Well pipe repair 03/25                    | \$77.73               |
| Rip's Professional Lawn Care, Inc. | 300061              | 329844                | West end bi-line irrigation replacement<br>04/25 | \$2,097.50            |
| Rizzetta & Company, Inc.           | 300048              | INV0000098957         | District Management Fees 05/25                   | \$5,646.25            |
| The Lake Doctors, Inc.             | 300052              | 271913B               | Monthly Monitoring/Inspection 05/25              | \$51.00               |
| VGlobal Tech                       | 300062              | 7264                  | Website ADA Compliance 05/25                     | <u>\$425.00</u>       |

**Report Total**

**\$ 34,254.47**

# 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](http://www.somersetcdd.org)

## **Operations and Maintenance Expenditures June 2025 For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from June 1, 2025 through June 30, 2025. This does not include expenditures previously approved by the Board.

The total items being presented: **\$202,148.55**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary



## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>             | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                 | <u>Invoice Amount</u> |
|--------------------------------|---------------------|-----------------------|--|-----------------------|
| ALYS Beach Resort LLC          | 300064              | CL00025794            | Monthly Facility Management 04/25          | \$8,381.00            |
| ALYS Beach Resort LLC          | 300079              | CL00026026            | Monthly Facility Management 05/25          | \$8,381.00            |
| ALYS Beach Resort LLC          | 300082              | CL00024659            | Street lighting repairs, Ped path          | \$4,938.61            |
| ALYS Beach Resort LLC          | 300082              | CL00025447            | lighting repairs, Irrigation repairs 01/25 | \$7,341.57            |
| ALYS Beach Resort LLC          | 300082              | CL00025652            | Corner post samples, Dune staking          | \$1,330.11            |
| ALYS Beach Resort LLC          | 300082              | CL00026007            | McGee well repair, Ped path lighting       | \$4,228.14            |
| American Site Development, LLC | 500004              | 1081 A                | Monthly PP Lt Repairs 04/25                | \$67,188.50           |
| Aqua Pro Water Systems - FL/GA | 300065              | 108904731             | Ped path lighting repairs Street lighting  | \$765.00              |
| Aqua Pro Water Systems - FL/GA | 300065              | 108904752             | repairs Manhole paver repairs 05/25        | \$195.00              |
| Aqua Pro Water Systems - FL/GA | 300065              | 108905114             | Balance of WA#24-04 Combined               | \$15.00               |
| Aqua Pro Water Systems - FL/GA | 300067              | 109097723             | Manhole Repairs 09/24                      | \$165.00              |
| Aqua Pro Water Systems - FL/GA | 300067              | 109097744             | Chemical/Salt Installation 05/25           | \$885.00              |
| Aqua Pro Water Systems - FL/GA | 300067              | 109097765             | Chemical/Salt Installation 05/25           | \$510.00              |
| Aqua Pro Water Systems - FL/GA | 300069              | 109097963             | Chemical/Salt Installation 05/25           | \$105.00              |
| Aqua Pro Water Systems - FL/GA | 300069              | 109258010             | Chemical/Salt Installation 06/25           | \$45.00               |

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>             | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>       | <u>Invoice Amount</u> |
|--------------------------------|---------------------|-----------------------|----------------------------------|-----------------------|
| Aqua Pro Water Systems - FL/GA | 300069              | 109258308             | Chemical/Salt Installation 06/25 | \$510.00              |
| Aqua Pro Water Systems - FL/GA | 300073              | 109463787             | Chemical/Salt Installation 06/25 | \$255.00              |
| Aqua Pro Water Systems - FL/GA | 300083              | 109258330             | Chemical/Salt Installation 06/25 | \$15.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109258351             | Chemical/Salt Installation 06/25 | \$15.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109258372             | Chemical/Salt Installation 06/25 | \$255.00              |
| Aqua Pro Water Systems - FL/GA | 300083              | 109463605             | Chemical/Salt Installation 06/25 | \$15.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109463754             | Chemical/Salt Installation 06/25 | \$15.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109672551             | Chemical/Salt Installation 06/25 | \$45.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109672572             | Chemical/Salt Installation 06/25 | \$15.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109672593             | Chemical/Salt Installation 06/25 | \$570.00              |
| Aqua Pro Water Systems - FL/GA | 300083              | 109672614             | Chemical/Salt Installation 06/25 | \$630.00              |
| Aqua Pro Water Systems - FL/GA | 300083              | 109672636             | Chemical/Salt Installation 06/25 | \$30.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109673553             | Chemical/Salt Installation 06/25 | \$30.00               |
| Aqua Pro Water Systems - FL/GA | 300083              | 109673574             | Chemical/Salt Installation 06/25 | \$300.00              |
| Aqua Pro Water Systems - FL/GA | 300083              | 109673595             | Chemical/Salt Installation 06/25 | \$15.00               |

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>             | <u>Check Number</u> | <u>Invoice Number</u>     | <u>Invoice Description</u>   | <u>Invoice Amount</u> |
|--------------------------------|---------------------|---------------------------|--|-----------------------|
| Aqua Pro Water Systems - FL/GA | 500005              | 109663315                 | Upgrades to Water Treatment Equipment 06/25                              | \$37,772.80           |
| Aqua Pro Water Systems - FL/GA | 500007              | 109906119                 | West Well Equipment Replacement 06/25                                    | \$5,970.00            |
| Belinda Ann Ballew             | 300074              | BB060525                  | Board of Supervisors Meeting 06/05/25                                    | \$200.00              |
| Dune Doctors, LLC              | 300078              | 052625-1                  | Beach sargassum removal 05/25  | \$17,134.65           |
| Florida Power & Light Company  | 20250620-1          | 21046-33165 05/25 ACH     | 9954 E COUNTY HIGHWAY 30A 05/25  | \$35.94               |
| Florida Power & Light Company  | 20250620-1          | 21080-12465 05/25 ACH     | 9396 E COUNTY HIGHWAY 30A 05/25  | \$439.90              |
| Florida Power & Light Company  | 20250620-1          | 21125-35147 05/25 ACH     | 305 Somerset Street 05/25  | \$2,211.47            |
| Florida Power & Light Company  | 20250620-1          | 21125-35816 05/25 ACH     | 106 N SOMERSET ST 05/25  | \$28.53               |
| Florida Power & Light Company  | 20250620-1          | FPL Summary 05/25 ACH 861 | FPL Summary 05/25  | \$548.15              |
| Gannett Florida LocaliQ        | 300070              | 0007143713                | Legal Advertising 05/25  | \$185.75              |
| George Hartley                 | 300075              | GH060525                  | Board of Supervisors Meeting 06/05/25                                    | \$200.00              |
| John Rosenberg                 | 300076              | JR060525                  | Board of Supervisors Meeting 06/05/25                                    | \$200.00              |
| Kutak Rock, LLP                | 300088              | 3583069                   | Legal Services 05/25   | \$658.50              |
| McHenry Electric, Inc.         | 300068              | 26306                     | Troubleshoot circuit for landscape transformers and photocell to replace | \$275.00              |
| McHenry Electric, Inc.         | 300084              | 26427                     | M6-M7 ped path lighting repairs 06/25                                    | \$250.00              |

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>                 | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                             | <u>Invoice Amount</u> |
|------------------------------------|---------------------|-----------------------|--|-----------------------|
| McHenry Electric, Inc.             | 300084              | 26428                 | NN parking court lighting repair 06/25                 | \$547.50              |
| McHenry Electric, Inc.             | 300084              | 26429                 | W La Garza Ct./TB palm lighting repair 06/25           | \$575.00              |
| McHenry Electric, Inc.             | 300089              | 26332                 | Troubleshoot circuits. No issues were discovered 04/25 | \$490.00              |
| McHenry Electric, Inc.             | 300089              | 26348                 | Troubleshoot circuit feeding the streetlights          | \$530.00              |
| McHenry Electric, Inc.             | 300089              | 26363                 | Troubleshoot the path light circuit 05/25              | \$240.00              |
| McHenry Electric, Inc.             | 300089              | 26368                 | Troubleshoot circuit and photocell for lights 05/25    | \$120.00              |
| McHenry Electric, Inc.             | 300089              | 26373                 | Troubleshoot circuit for turtle lights 05/25           | \$370.00              |
| McHenry Electric, Inc.             | 300089              | 26378                 | Troubleshoot circuit for step lights 05/25             | \$220.30              |
| McHenry Electric, Inc.             | 300089              | 26382                 | Troubleshoot Circuit for Aerator Pump 05/25            | \$120.00              |
| McHenry Electric, Inc.             | 300089              | 26383                 | Troubleshoot circuit for transformer Photocell 05/25   | \$1,350.80            |
| McHenry Electric, Inc.             | 300089              | 26401                 | Troubleshoot circuit for power for Step Lights 05/25   | \$1,232.10            |
| McHenry Electric, Inc.             | 300089              | 26407                 | Troubleshoot streetlight circuit 06/25                 | \$596.00              |
| Mills Supply                       | 300071              | 10528                 | Monthly Pump Station Maintenance 06/25                 | \$225.00              |
| Rip's Professional Lawn Care, Inc. | 300085              | 335529                | Monthly Landscape Maintenance 05/25                    | \$8,975.00            |
| Rizzetta & Company, Inc.           | 300066              | INV0000099735         | District Management Fees 06/25                         | \$5,646.25            |

## Somerset Community Development District

### Paid Operation & Maintenance Expenditures

June 1, 2025 Through June 30, 2025

| <u>Vendor Name</u>       | <u>Check Number</u> | <u>Invoice Number</u> | <u>Invoice Description</u>                   | <u>Invoice Amount</u>       |
|--------------------------|---------------------|-----------------------|--|-----------------------------|
| Rizzetta & Company, Inc. | 300087              | INV0000099815         | Personal Reimbursement 06/25                 | \$570.63                    |
| Robert E Stenhammer      | 300080              | RS060525              | Board of Supervisors Meeting 06/05/25        | \$200.00                    |
| The Lake Doctors, Inc.   | 300081              | 279587B               | Monthly Monitoring/Inspection 06/25          | \$55.00                     |
| The Lake Doctors, Inc.   | 300090              | 2058161               | Fountain Repair 06/25                        | \$206.05                    |
| The Lake Doctors, Inc.   | 500006              | 2053871               | Fountain Repair 06/25                        | \$1,913.67                  |
| Thomas M Dodson          | 300077              | TD060525              | Board of Supervisors Meeting 06/05/25        | \$200.00                    |
| U.S. Bank                | 300072              | 7761459               | Trustee Fees Series 2022 05/01/25 - 04/30/26 | \$4,040.63                  |
| VGlobal Tech             | 300086              | 7343                  | Website ADA Compliance 06/25                 | <u>\$425.00</u>             |
| <b>Report Total</b>      |                     |                       |  | <b><u>\$ 202,148.55</u></b> |

## **Tab 3**





## CONSENT AGENDA – RATIFICATION OF MAINTENANCE ITEMS

A. Alys Beach Resorts:

1. PO #25-04: PP-2 Streetlight Pole & Fixture..... \$ 5,445.00

B. AquaPro Water Systems:

1. WA #25-02: West Well Equipment Replacement ..... \$ 5,970.00
2. WA #25-03: East Well Equipment Replacement..... \$ 6,317.00
3. WA #25-04: West & Caliza Well Repairs ..... not-to-exceed \$11,000.00

C. Arbor Tree Care: 30A Palm Trimming (freeze damage)..... \$ 6,500.00

D. Couch Collective:

1. WA #25-04: Paver Repairs at N Castle Harbour & 30A..... \$ 2,810.00

E. Giffin Traffic Signals: Crosswalk Assembly Repairs ..... \$ 1,200.00

F. Lake Doctors: Impeller Housing ..... \$ 206.05

G. McHenry Electric:

1. WA #25-12: M6-M7 Ped Path Lighting ..... \$ 250.00
2. WA #25-13: NN Parking Ped Path Lighting Repair ..... \$ 547.50
3. WA #25-14: W La Garza Ct/Turtle Bale Palm Lighting ..... \$ 575.00
4. WA #25-15: Street Lighting Electrical Repairs ..... \$ 1,126.00
5. WA #25-16: Ped Path & Landscape Lighting Repairs #1..... \$ 850.00
6. WA #25-17: Ped Path & Landscape Lighting Repairs #2..... \$ 3,173.20
7. WA #25-18: Lake Marilyn Fountain Power ..... \$ 120.00
8. WA #25-19: Ped Path Lighting LL7-8 ..... \$ 250.00
9. WA #25-20: PP2 Streetlight Installation..... \$ 1,421.00
10. WA #25-21: West Well Sub Panel ..... \$ 1,642.45
11. WA #25-22: N Castle Harbour Ped Path Lighting ..... \$ 3,908.25

H. Rip's Professional Lawn Care:

1. WA #25-12: Sod Damage Repair ..... \$ 2,672.00
2. WA #25-13: Lake Marilyn East Valve ..... not-to-exceed \$ 7,500.00
3. WA #25-14: Mainline Repair—N Somerset & Hogpeny ..... \$ 6,994.25
4. WA #25-15: 30A Palm Tree Replacement..... \$ 9,980.00

**Total: \$ 80,457.70**

# Alys Beach Resorts

**PURCHASE ORDER AGREEMENT FOR GOODS**  
**PO# 25-04**

| DISTRICT          |  | SELLER           |  |
|-------------------|--|------------------|--|
| District:         | Somerset Community Development District  | Seller:          | Alys Beach Resorts, LLC  |
| Shipping Address: | Somerset Community Development District<br>Attn: Alys Beach Town Operations<br>9581 E. County Highway 30A, Building D<br>Alys Beach, Florida 32461 | Mailing Address: | 9581 E. County Highway 30A, Building D<br>Alys Beach, Florida 32461<br>Attn: Scott Buchewicz |
| Billing Address:  | c/o Rizzetta & Company, Inc.<br>3434 Colwell Avenue, Suite 200<br>Tampa, Florida 33614   | Local Office:    | Same as above  |
| Phone:            | (850) 334-9055   | Phone:           |  |
| Fax:              |  | Fax:             |  |

| PROJECT          |                                     |                |               |
|------------------|-------------------------------------|----------------|---------------|
| Project Name:    | T4 Streetlight Pole & Light Fixture | Proposal Date: | June 11, 2025 |
| Project Address: | PP-2                                | Quotation #:   | N/A           |

**DESCRIPTION OF GOODS:** T4 Streetlight Pole & Fixture. See **Exhibit A**.

|  |                                |                         |    |     |                         |
|--|--------------------------------|-------------------------|----|-----|-------------------------|
|  | <b>SPECIFICATIONS ATTACHED</b> | YES                     | NO | N/A | IF YES, DATED _____     |
|  | <b>SITE RULES ATTACHED</b>     | YES                     | NO | N/A | IF YES, TITLED AS _____ |
|  |                                | *DELIVERY DUE BY: _____ |    |     |                         |

**TERM:**

☒ Single Purchase of Goods

**\*Delivery Date:** The Delivery Date shall be: As needed by McHenry Electric

**PRICE:**

☒ Fixed Price

**Price: \$5,445.00**

IN WITNESS HEREOF, the parties have executed this Purchase Order Agreement for Goods ("Order") effective as of the date executed below. By executing this document below, Seller acknowledges that it has read all of the terms and provisions of this Order and agrees to perform the services or deliver the goods as described herein and will comply fully with the terms and conditions hereof.

**SOMERSET COMMUNITY DEVELOPMENT  
DISTRICT**

District

Sign: Robert Stenhammer  
Robert Stenhammer (Jun 11, 2025 13:43 CDT)

By: **Robert Stenhammer**

Name: **Robert Stenhammer**

Title: **Chairman**

Date Executed: **Jun 11, 2025**

**ALYS BEACH RESORTS, LLC**

Seller

Sign:

By: Douglas Lang  
Douglas Lang (Jun 11, 2025 15:06 CDT)

Name: **Doug Lang**

Title: **Community Projects and Services Manager**

Date Executed: **Jun 11, 2025**

## **TERMS AND CONDITIONS**

### **DEFINITIONS**

As used throughout this Order, the following definitions apply unless otherwise specifically stated:

- a. "Goods" means those part numbers, model numbers and/or descriptions set forth in Exhibit A.
- b. "Indemnified Parties" means (i) District, its Board of Supervisors, agents, officers, and employees, the Engineer, District Manager, and such other parties as District may reasonably request. Any one of the foregoing is an "Indemnified Party."
- c. "Project" means the delivery of the Goods.

### **GENERAL PROVISIONS**

1. PRICE. The Price set forth above includes all applicable taxes, recognizing the tax-exempt status of the District, and all tools, equipment, supplies, insurance and other materials or services (including without limitation all packing, loading or freight) necessary to deliver the Goods, with the exception that the freight number may change based on actual freight costs.

2. TERMS OF PAYMENT. Seller's Invoice ("Invoice") must be submitted before payment will be made by District pursuant to this Order.

- a. PAYMENT OF FIXED PRICE CONTRACTS. Seller's Invoice will be paid by District not later than thirty (30) days following receipt to District.

3. SCHEDULE. Seller shall deliver the Goods per the schedule ("Schedule") and/or term ("Term") shown on Page 1 of this Order. Time is of the essence with respect to this Order, and Seller shall not deviate from the Schedule without District's prior written consent. District may cancel this Order or any part thereof or reject delivery of Goods if such delivery or performance is not in material accordance with the specifications of this Order, including the Schedule.

4. TERMS APPLICABLE TO THE PURCHASE OF GOODS.

- a. DELIVERY. On all deliveries of Goods, freight shall be prepaid by Seller, which amount is included in the lump sum not to exceed price, and risk of loss shall pass at the time such Goods are delivered at the Project and the Goods are accepted by District. The Delivery Date shall be the date provided by District to Seller in writing.
- b. WARRANTY. In addition to the specific warranties provided in the attached Exhibit A and any additional manufacturer warranties, Seller warrants that the title to Goods conveyed shall be good and that the transfer of the Goods shall be rightful. The Goods shall be free from any security interest or lien, and the Goods shall conform to the description herein stated and any specifications provided by District. Seller agrees to assist in administering all warranty claims with manufacturer. All Goods are subject to inspection by District before, upon, and within a reasonable time after delivery. Goods shall not be replaced without District's prior written instructions. Any acceptance by District shall not prevent District from later rejecting non-conforming Goods.

5. [RESERVED.]

6. COMPLIANCE WITH LAW. Seller agrees that at all times it will comply with all applicable federal, state, municipal and local laws, orders and regulations.

7. INDEMNITY. TO THE MAXIMUM EXTENT PERMITTED BY APPLICABLE LAW, SELLER (ON BEHALF OF ITSELF AND ANY SUBCONTRACTORS) AGREES TO FULLY INDEMNIFY, HOLD HARMLESS AND DEFEND THE INDEMNIFIED PARTIES FROM AND AGAINST ANY AND ALL CLAIMS, LOSSES, DAMAGES, FINES, CAUSES OF ACTION, SUITS AND LIABILITY OF EVERY KIND INCLUDING COURT COSTS AND ATTORNEYS' FEES FOR INJURY TO OR DEATH OF ANY PERSON, FOR DAMAGE TO ANY PROPERTY AND ALL OTHER DAMAGES (COLLECTIVELY, "DAMAGES") TO THE EXTENT CAUSED BY THE NEGLIGENT OR WILLFUL ACTS AND/OR OMISSIONS OF SELLER (EXPRESSLY EXCLUDING, HOWEVER, DAMAGES CAUSED BY DISTRICT'S OWN NEGLIGENCE). THE PROVISIONS OF THIS

SECTION 7 SHALL SURVIVE THE COMPLETION OR EARLIER TERMINATION OF THIS ORDER.

8. [RESERVED.]

9. DEFAULT. Upon any material default by Seller hereunder, District may, in addition to any other remedies available to District at law or in equity, cancel this Order without penalty or liability by written notice to Seller. Seller shall be liable to District for all expenses incurred by District due to such termination. Seller's obligations under this Section 9 shall survive any termination of this Order.

10. LIMITATION OF LIABILITY. Nothing herein shall be construed to be a waiver of the District's limit of liability contained in Section 768.28, *Florida Statutes*.

11. WAIVER. Any failure of District to enforce at any time, or for any period of time, any of the provisions of this Order shall not constitute a waiver of such provisions or a waiver of District's right to enforce each and every provision.

12. MODIFICATIONS. This Order supersedes all prior discussions, agreements and understandings between the parties and constitutes the entire agreement between the parties with respect to the transaction herein contemplated. Changes, modifications, waivers, additions or amendments to the terms and conditions of this Order shall be binding on District only if such changes, modifications, waivers, additions or amendments are in writing and signed by a duly authorized representative of District. If such changes result in a decrease or increase in Seller's cost or in performance time, an adjustment to the Price and Schedule must be made and agreed upon in writing by both District and Seller.

13. ATTACHMENTS. Any document referenced on Page 1 of this Order, including but not limited to Exhibit A attached hereto shall be for the sole purpose of providing a description of the Goods. Any quote attached as Exhibit A hereto shall be for the purpose of indicating the maximum price of the Goods and delivery totals. The terms of this Order shall be deemed to control over the terms of Exhibit A attached hereto.

14. APPLICABLE LAW. The validity, interpretation, and performance of this Order shall be governed by the laws of the State of Florida, in force at the date of this Order. Where not modified by the terms herein, the provisions of Florida's enactment of Article 2 of the Uniform Commercial Code shall apply to this transaction.

15. MECHANIC'S LIENS. Notwithstanding that District is a local unit of special purpose government and not subject to the lien provisions of Chapter 713, *Florida Statutes*, Seller agrees to keep the Project free of all liens, including equitable liens, claims or encumbrances (collectively, "Liens") arising out of the delivery of any Goods by Seller, and shall furnish District with appropriate lien waivers from all potential claimants upon request of District. If any Liens are filed, District may without waiving its rights based on such breach by Seller or releasing Seller from any obligations hereunder, pay or satisfy the same and in such event the sums so paid by District shall be due and payable by Seller immediately and without notice or demand. Seller shall indemnify and hold District harmless for all expenses incurred by District as a result of the failure of Seller to fulfill its obligations under this Section 15.

16. [RESERVED.]

17. PARTIAL INVALIDITY. If in any provision of this Order shall be determined to be invalid or unenforceable under any applicable law, such provision shall not apply in such instance, but the remaining provisions shall be given effect in accordance with their terms.

18. ASSIGNMENT AND SUBCONTRACTING. This Order shall not be assigned or transferred by Seller without prior written approval by District, and any attempted assignment or transfer without such consent shall be void. Seller shall not subcontract this Order without the prior written consent of District. District may assign this Order to any transferee of the Project with Seller's written approval.

19. RELATIONSHIP. The relationship between District and Seller shall be that of independent contractor, and Seller, its agents and employees, shall under no circumstances be deemed employees, agents or representatives of District. Seller agrees that District shall not be responsible for job-site safety or safety of Seller's agents or employees in connection with delivery of the Goods.

20. NOTICES. Any notice, approval or other communication required hereunder must be in writing and shall be deemed given if delivered by hand or mailed by registered mail or certified mail addressed to the parties hereto as indicated on Page 1.

21. TERMINATION OPTION. Notwithstanding anything herein to the contrary, District shall have the right, at its sole election, to terminate this Order for any cause whatsoever upon the delivery of written notice to Seller.

22. RELEASE OF INFORMATION. Seller acknowledges that this Agreement and all the documents pertaining thereto are public records and subject to the provisions of Chapter 119, *Florida Statutes*.



# EXHIBIT A



## Town Operations

|  |
|--|
| DATE: 6/11/25  |
| NAME: Somerset Community Development District c/o Rizzetta |
| LOCATION: West Sugar Lump @PP2                             |
| PROJECT: Street Light Replacement                          |
| ESTIMATED START DATE:                                      |
| ESTIMATED COMPLETION DATE:                                 |

|                         |
|-------------------------|
| DESCRIPTION:            |
| Replace T4 Street Light |
|                         |
|                         |
|                         |

|                               |           |
|-------------------------------|-----------|
| MATERIALS:                    |           |
| Street Light Pole and Fixture | \$5445.00 |
|                               |           |
|                               |           |
|                               |           |
|                               |           |
|                               |           |
| LABOR:                        |           |
|                               |           |
|                               |           |
|                               |           |
| SUBTOTAL:                     |           |
| TAX:                          |           |
| TOTAL:                        |           |
|                               | 5445.00   |

|                |       |
|----------------|-------|
| NAME:          | DATE: |
| SIGNATURE:     |       |
| ABM NAME:      | DATE: |
| ABM SIGNATURE: |       |

# AquaPro Water Systems

**WORK AUTHORIZATION #25-02**

June 23, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-02** (“**Work Authorization**”)  
**Somerset Community Development District**

Dear Board of Supervisors:

Jottis, LLC, d/b/a Aqua Pro Water Systems (“Contractor”) is pleased to submit this work authorization to provide salt system maintenance services for the Somerset Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and Aqua Pro Water Systems for Salt System Maintenance Services* dated February 7, 2025 (“Agreement”) as follows:

**I. Scope of Work**


The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

  
Charles Jones (Jun 25, 2025 21:36 EDT)  
Authorized Representative of  
Aqua Pro Water Systems

APPROVED AND ACCEPTED

By: Robert Stenhammer  
Robert Stenhammer (Jun 23, 2025 16:23 CDT)  
Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Jun 23, 2025

**Attachment A**



17710 Beach Park Trail Ste 102  
Panama City Beach FL, 32413

Aqua Pro Water Systems  
17710 Beach Park Trail, Ste 102  
Panama City Beach FL, 32413  
850-340-1311  
billing@aquaprows.com  
aquaprows.com

Invoice 109906119  
Invoice Date 6/23/2025  
Completed Date  
Customer PO  
Payment Term Net 14

**Billing Address**

Somerset Community Development District  
3434 Colwell Avenue c/o Rizzetta & Company #200  
Tampa, FL 33614 USA

**Job Address**

West Well  
9581 East County Highway 30A  
#WEST WELL  
Alys Beach, FL 32461 USA

**Description of Work**

**Pull and Replace Liquid End and Control Box**

| Task #  | Description   | Quantity | Your Price         | Your Total |
|---------|---|----------|--------------------|------------|
| SCCOM   | <b>Commercial Service Call Includes</b> <ul style="list-style-type: none"><li>• Dispatch Fee</li><li>• 15 Minutes of Labor</li><li>• Inspection/Diagnosis by a Certified Technician.</li></ul> <i>*Additional labor will apply for repair after first 15 minutes.</i> | 1.00     | \$250.00           | \$250.00   |
| ADTL    | Additional Labor  | 4.00     | \$500.00           | \$2,000.00 |
| PROINST | <b>Professional Installation</b><br>Our Installation Team is Professionally Trained and background checked. <ul style="list-style-type: none"><li>• <b>12 Months, No Leak Warranty.</b><br/>Excludes Freeze Damage &amp; Natural Disasters.</li></ul>                 | 1.00     | \$100.00           | \$100.00   |
| Sales   | Pearl 5HP Control Box<br>2 Year Warranty  | 1.00     | \$378.00           | \$378.00   |
| Sales   | Pearl 55GPM Liquid End  | 1.00     | \$1,085.00         | \$1,085.00 |
| Sales   | Pearl 5HP Sub-motor 230V<br>2 Year Warranty   | 1.00     | \$2,157.00         | \$2,157.00 |
|         |   |          | <b>Sub-Total</b>   | \$5,970.00 |
|         |   |          | <b>Tax</b>         | \$0.00     |
|         |   |          | <b>Total Due</b>   | \$5,970.00 |
|         |   |          | <b>Balance Due</b> | \$5,970.00 |

If paying by check please add invoice number to memo line.  
Thank you for choosing Aqua Pro Water Systems!

Payment is due upon receipt or 30 days of receipt. A service fee will be charged for any returned checks. A 10% late fee will be added monthly to an invoice not paid within 90 days of service date. A 30% Fee will be added to any invoice(s) sent to collections. Aqua Pro reserves the right to place any account on hold if balance is 90 days or more delinquent, or if account balance exceeds a reasonable amount. ALL DEPOSITS ARE NON-REFUNDABLE.

I find and agree that all work performed by Aqua Pro Water Systems - FL/GA has been completed in a satisfactory and workmanlike manner. I have been given the opportunity to address concerns and/or discrepancies in the work provided, and I either have no such concerns or have found no discrepancies or they have been addressed to my satisfaction. My signature here signifies my full and final acceptance of all work performed by the contractor.

**WORK AUTHORIZATION #25-03**

June 30, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-03** (“**Work Authorization**”)  
**Somerset Community Development District**

Dear Board of Supervisors:

Jottis, LLC, d/b/a Aqua Pro Water Systems (“Contractor”) is pleased to submit this work authorization to provide salt system maintenance services for the Somerset Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and Aqua Pro Water Systems for Salt System Maintenance Services* dated February 7, 2025 (“Agreement”) as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

Charles Jones

Charles Jones (Jun 30, 2025 15:28 CDT)

Authorized Representative of  
Aqua Pro Water Systems

APPROVED AND ACCEPTED

By: Robert Stenhammer

Robert Stenhammer (Jun 30, 2025 14:20 CDT)

Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Jun 30, 2025

## Attachment A



17710 Beach Park Trail Ste 102  
Panama City Beach FL, 32413

**Aqua Pro Water Systems**  
17710 Beach Park Trail, Ste 102  
Panama City Beach FL, 32413  
850-340-1311  
billing@aquaprows.com  
aquaprows.com

**Estimate** 109877349  
**Job** 109877707  
**Estimate Date** 6/20/2025  
**Customer PO**

**Billing Address**  
Somerset Community Development District  
3434 Colwell Avenue c/o Rizzetta & Company #200  
Tampa, FL 33614 USA

**Job Address**  
East Well  
9581 East County Highway 30A #EAS  
WELL  
Alys Beach, FL 32461 USA

### Estimate Details

East Well Repair : Pull and Replace Pump, Motor, and Control box

| Service # | Description  | Quantity | Your Price            | Your Total |
|-----------|--|----------|-----------------------|------------|
| SCCOM     | <b>Commercial Service Call Includes</b>  | 1.00     | \$250.00              | \$250.00   |
|           | <ul style="list-style-type: none"> <li>Dispatch Fee</li> <li>15 Minutes of Labor</li> <li>Inspection/Diagnosis by a Certified Technician.</li> </ul> |          |                       |            |
|           | <i>*Additional labor will apply for repair after first 15 minutes.</i>   |          |                       |            |
| ADTL      | Additional Labor   | 4.00     | \$500.00              | \$2,000.00 |
| PROINST   | <b>Professional Installation</b>   | 1.00     | \$100.00              | \$100.00   |
|           | Our Installation Team is Professionally Trained and background checked.  |          |                       |            |
|           | <ul style="list-style-type: none"> <li><b>12 Months, No Leak Warranty.</b></li> </ul> Excludes Freeze Damage & Natural Disasters.                    |          |                       |            |
| Sales     | Pearl 5HP Sub-motor 230V   | 1.00     | \$2,157.00            | \$2,157.00 |
|           | 2 Year Warranty  |          |                       |            |
| Sales     | Pearl 55GPM Liquid End   | 1.00     | \$1,085.00            | \$1,085.00 |
|           | 2 Year Warranty  |          |                       |            |
| Sales     | Pearl 5HP Control Box  | 1.00     | \$375.00              | \$375.00   |
| Sales     | New Pressure Switch  | 1.00     | \$350.00              | \$350.00   |
|           |  |          | <b>Sub-Total</b>      | \$6,317.00 |
|           |  |          | <b>Tax</b>            | \$0.00     |
|           |  |          | <b>Total</b>          | \$6,317.00 |
|           |  |          | <b>Est. Financing</b> | \$80.87    |

If paying by check please add invoice number to memo line.  
Thank you for choosing Aqua Pro Water Systems!

Payment is due upon receipt or 30 days of receipt. A service fee will be charged for any returned checks. A 10% late fee will be added monthly to an invoice not paid within 90 days of service date. A 30% Fee will be added to any invoice(s) sent to collections. Aqua Pro reserves the right to place any account on hold if balance is 90 days or more delinquent, or if account balance exceeds a reasonable amount. ALL DEPOSITS ARE NON-REFUNDABLE.

**WORK AUTHORIZATION #25-04**

July 2, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-04 ("Work Authorization")**  
**Somerset Community Development District**

Dear Board of Supervisors:

Jottis, LLC, d/b/a Aqua Pro Water Systems ("Contractor") is pleased to submit this work authorization to provide salt system maintenance services for the Somerset Community Development District ("District"). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and Aqua Pro Water Systems for Salt System Maintenance Services* dated February 7, 2025 ("Agreement") as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,



Bragg Jones (Jul 3, 2025 13:36 CDT)

Authorized Representative of  
Aqua Pro Water Systems

APPROVED AND ACCEPTED

By: Robert Stenhammer

Robert Stenhammer (Jul 3, 2025 14:08 CDT)

Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Jul 3, 2025



## **Attachment A**

**From:** [Robert Stenhammer](#)  
**To:** [Bragg Jones](#); [Kim O'Mera](#)  
**Cc:** [Douglas Lang](#); [Alys Beach Town Operations](#); [Charles Jones](#)  
**Subject:** RE: [EXTERNAL]RE: West well CDD  
**Date:** Wednesday, July 2, 2025 5:15:55 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image012.png](#)  
[image013.png](#)

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Hello Mr. Jones,

Thank you for the details and this work is approved to proceed as soon as possible. Kim will follow up.

We appreciate your time and talents,

  
*Robert*  
**Robert Stenhammer**  
*Vice President & General  
Manager*  
Alys Beach  
c: (970) 708-7771  
219 Nonesuch Way  
Alys Beach, FL 32461

---

**From:** Bragg Jones <braggjones@aquaprows.com>  
**Sent:** Wednesday, July 2, 2025 4:32 PM  
**To:** Kim O'Mera <komera@rizzetta.com>  
**Cc:** Robert Stenhammer <robert@alysbeach.com>; Douglas Lang <dlang@alysbeach.com>; Alys Beach Town Operations <AlysBeachTownOperations@alysbeach.com>; Charles Jones <charlesjones@aquaprows.com>  
**Subject:** Re: [EXTERNAL]RE: West well CDD

**CAUTION:** External E-mail

## Assessment and Recommended Action for West Well

At this time, we suspect the issue with the West well is due to a damaged wire, which is likely causing the breaker to trip. To accurately diagnose the problem, we will first need to pull the pump for inspection.

Our team will arrive prepared with the necessary materials to replace the wire from the control box down to the motor a NTE on this will be 2,000.00

#### Recommended Maintenance for Caliza Wells

Caliza well is currently down and new equipment is required for repairing while we have the well pulled we would also recommend acid washing to restore optimal flow rates. We've observed a significant reduction in water output from this well compared to the West and East wells. Based on our experience, we are confident that cleaning the well screens—likely obstructed by iron buildup over time—will substantially improve water production and enhance flow to the pond. A NTE on this service is 9,000.00

With your approval, the East well will be completed. The West well will be repaired and completed, and the acid washing process will begin at Caliza. On Friday 7/4

Inline image

Bragg Jones

DOP / Purchase

Cell: 850-348-9837

Office: 850-340-1311

Web: [WWW.Aquaprows.com](http://WWW.Aquaprows.com)

On Wed, Jul 2, 2025 at 1:55 PM Kim O'Mera <[komera@rizzetta.com](mailto:komera@rizzetta.com)> wrote:

Charles & Bragg,

If you need to pull the pump & all to diagnose the issue, please send a proposal to begin signature collection once you have identified the issue & cost.

Thank you,



**Kim O'Mera**  
District Manager / LCAM  
**Rizzetta & Company**

850.334.9055 Ext. 0153  
[komera@rizzetta.com](mailto:komera@rizzetta.com)



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**From:** Robert Stenhammer <[robert@alysbeach.com](mailto:robert@alysbeach.com)>

**Sent:** Wednesday, July 2, 2025 12:14 PM

**To:** Douglas Lang <[dlang@alysbeach.com](mailto:dlang@alysbeach.com)>; Kim O'Mera <[komera@rizzetta.com](mailto:komera@rizzetta.com)>

**Cc:** Alys Beach Town Operations <[AlysBeachTownOperations@alysbeach.com](mailto:AlysBeachTownOperations@alysbeach.com)>; Bragg Jones <[braggjones@aquaprows.com](mailto:braggjones@aquaprows.com)>; Charles Jones <[charlesjones@aquaprows.com](mailto:charlesjones@aquaprows.com)>

**Subject:** [EXTERNAL]RE: West well CDD

**NOTICE: This email originated from outside of the organization.**

Do not click links or open attachments unless you recognize the sender and know the content is safe. Please use the Phish Alert! button to report suspicious messages.

Hi Doug,

Yes this issue has an urgent and critical highest priority to resolve to preserve our landscaping community wide. Please expedite all possible solutions and we need to think of contingency plans if we cannot resolve asap as there is minimal rain in the forecast.

Thank You,

*Robert*

**Robert Stenhammer**



*Vice President & General Manager*  
Alys Beach  
c: (970) 708-7771  
[219 Nonesuch Way](#)  
[Alys Beach, FL 32461](#)

---

**From:** Douglas Lang <[dlang@alysbeach.com](mailto:dlang@alysbeach.com)>  
**Sent:** Wednesday, July 2, 2025 11:32 AM  
**To:** Kim O'Mera <[komera@rizzetta.com](mailto:komera@rizzetta.com)>; Robert Stenhammer <[robert@alysbeach.com](mailto:robert@alysbeach.com)>  
**Cc:** Alys Beach Town Operations <[AlysBeachTownOperations@alysbeach.com](mailto:AlysBeachTownOperations@alysbeach.com)>; Bragg Jones <[braggjones@aquaprows.com](mailto:braggjones@aquaprows.com)>; Charles Jones <[charlesjones@aquaprows.com](mailto:charlesjones@aquaprows.com)>  
**Subject:** West well CDD

Good morning Kim,

We have unfortunately had the West well stop working again. We contacted our friends at Aquapro to assess and they determined that they need to pull the well to correct what is wrong with it. They have scheduled a crane for Friday morning 7/4 to accomplish this. At this point it is an emergency situation (Robert?) to keep the lake filling for our irrigation needs. Bragg and Charles are cc'd on this email, please let them know what you need to have to get this work done.

Thank you,



**Doug Lang**  
*Community Projects Inspection Manager*  
850-714-2995  
[9581 County Highway 30A](#) East  
Building A  
Alys Beach, FL 32461



# Arbor Tree Care

## WORK AUTHORIZATION #25-02

June 9, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-02 (“Work Authorization”)**  
**Somerset Community Development District**

Dear Board of Supervisors:

Arbor Tree Care, LLC (“Contractor”) is pleased to submit this work authorization to provide palm tree maintenance services for the Somerset Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and Arbor Tree Care, LLC, for Palm Tree Maintenance Services* dated April 23, 2024 (“Agreement”) as follows:

### **I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

### **II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

  
Mark Dalton (Aug 4, 2025 10:43:21 CDT)

Authorized Representative of  
Arbor Tree Care, LLC

APPROVED AND ACCEPTED

By: Robert Stenhammer  
Robert Stenhammer (Aug 1, 2025 14:48:03 CDT)  
Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Aug 1, 2025

## ATTACHMENT A

**From: Arbor Tree Care**

PO Box 36022 Panama City, FL 32412  
(850)785-0153

**Bill To: Somerset Community  
Development District Rizzetta &  
Co. Inc.**

3434 Colwell Ave suite 200,  
Tampa, FL 33614, USA  
8507142995

**Balance Due:**

\$6,500.00

**Date of Issue:**

6/9/2025

**Due Date:**

7/9/2025

| Item  | Rate<br>(excl. tax) | Quantity | Tax | Total      |
|---|---------------------|----------|-----|------------|
| Tree Trimming<br>WO# 195636<br>Trim 30A palms | \$6,500.00          | 1        |     | \$6,500.00 |
| Subtotal                                      |                     |          |     | \$6,500.00 |
| Total   |                     |          |     | \$6,500.00 |

**Terms & Conditions:**

Payment of invoices due on due date specified, or may be subject to late payment fees or interest charges. If paying by check, please disregard 3% credit processing fee.



# Couch Collective

**WORK AUTHORIZATION #25-04**

July 3, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-04 ("Work Authorization")**  
**Somerset Community Development District**

Dear Board of Supervisors:

Couch Collective, LLC ("Contractor") is pleased to submit this work authorization to provide paver repair, installation and/or replacement services for the Somerset Community Development District ("District"). We will provide these services pursuant to our current *Agreement for Paver Repair, Installation and Replacement Services* dated April 3, 2025 ("Agreement") as follows:

**I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work's scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

**II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,



Mason Couch (Jul 7, 2025 07:37 CDT)

Authorized Representative of  
Couch Collective, LLC

APPROVED AND ACCEPTED

By: *Robert Stenhammer*  
Robert Stenhammer (Jul 3, 2025 14:30 CDT)  
Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Jul 3, 2025

## Attachment A

### ESTIMATE

Couch Collective, LLC  
PO Box 4733  
Santa Rosa Beach, FL 32459-4733

mason@ccollective.llc  
+1 (678) 738-9304

#### Bill to

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

---

#### Estimate details

Estimate no.: 1081  
Estimate date: 07/03/2025

| #     | Product or service | Description                       | Qty | Rate       | Amount            |
|-------|--------------------|-----------------------------------|-----|------------|-------------------|
| 1.    | Road Paver Repair  | 1. N Castle Harbour and 30A - CDD | 1   | \$2,810.00 | \$2,810.00        |
| Total |                    |                                   |     |            | <b>\$2,810.00</b> |

---

Accepted date

Accepted by



Murdock Investments, LLC  
d/b/a Griffin Traffic Signals

**ADDENDUM TO PROPOSAL BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT  
("DISTRICT") AND MURDOCK INVESTMENTS, LLC DBA GRIFFIN TRAFFIC SIGNALS  
("CONTRACTOR") FOR CROSSWALK ASSEMBLY REPAIR AND REPLACEMENT SERVICES**

|                         |  |                         |   |
|-------------------------|--|-------------------------|---|
| <b>District:</b>        | Somerset Community Development District                | <b>Contractor:</b>      | Murdock Investments, LLC dba Griffin Traffic Signals          |
| <b>Mailing Address:</b> | 3434 Colwell Avenue, Suite 200<br>Tampa, Florida 33614 | <b>Mailing Address:</b> | 5324 E. 14 <sup>th</sup> Street<br>Panama City, Florida 32404 |
| <b>Phone:</b>           | (850) 344-9055   | <b>Phone:</b>           | (850) 270-2715  |

The following provisions govern the proposal, dated June 4, 2025, submitted by the Contractor, and attached hereto as **Exhibit A** (hereinafter referred to as the "Proposal," and as modified by this Addendum, the "Agreement") for the following crosswalk assembly repair and replacement services:

1. The Agreement shall be deemed effective as of the date of the full execution of the Agreement and this Addendum.
2. District agrees to compensate Contractor for the services identified in the Proposal at an amount of **One Thousand Two Hundred Dollars and Zero Cents (\$1,200.00)**, due upon completion of the services identified in Exhibit A.
3. Contractor shall use reasonable care in performing the services and shall be responsible for any harm of any kind to persons or property resulting from Contractor's actions or inactions. Contractor shall defend, indemnify and hold harmless the District, and the District's officers, staff, representatives, and agents, from any and all liabilities, damages, claims, losses, costs, or harm of any kind, including, but not limited to, reasonable attorney's fees, to the extent caused by any acts or omissions of the indemnifying party and persons employed or utilized by the indemnifying party in the performance of the Agreement. The obligations under this paragraph shall be limited to no more than \$1,000,000.00, which amount Contractor agrees bears a reasonable commercial relationship to this Agreement. Nothing in this Section is intended to waive or alter any other remedies that the District may have as against the Contractor.
4. The Contractor or any subcontractor performing the work described in this Agreement shall maintain throughout the term of this Agreement the following insurance:
  - a. Workers' Compensation Insurance in accordance with the laws of the State of Florida.
  - b. Commercial General Liability Insurance covering the Contractor's legal liability for bodily injuries, with limits of not less than \$1,000,000 combined single limit bodily injury and property damage liability, including Independent Contractors Coverage for bodily injury and property damage in connection with subcontractors' operation.
  - c. Automobile Liability Insurance for bodily injuries in limits of not less than \$1,000,000 combined single limit bodily injury and for property damage, providing coverage for any accident arising out of or resulting from the operation, maintenance, or use by the Contractor of any owned, non-owned, or hired automobiles, trailers, or other equipment required to be licensed.

The District, its staff, consultants, agents and supervisors shall be named as additional insureds and certificate holders. The Contractor shall furnish the District with the Certificate of Insurance evidencing compliance with this requirement. No certificate shall be acceptable to the District unless it provides that any change or termination within the policy periods of the insurance coverage, as certified, shall not be effective within thirty (30) days of prior written notice to the District. Insurance coverage shall be from a reputable insurance carrier, licensed to conduct business in the State of Florida.

If the Contractor fails to have secured and maintained the required insurance, the District has the right (without any obligation to do so, however), to secure such required insurance in which event, the Contractor shall pay the cost for that required insurance and shall furnish, upon demand, all information that may be required in connection with the District's obtaining the required insurance.

5. In addition to all manufacturer warranties for materials purchased for purposes of this Agreement, the Contractor agrees all materials furnished under this Agreement shall be new, and that all services and materials shall be of good quality, free from faults and defects, and will conform to the standards and practices for projects of similar design and complexity in an expeditious and economical manner consistent with the best interest of the District. If prior to final acceptance of the work, any of the materials or work are found to be defective, deficient or not in accordance with the Agreement, Contractor shall correct, remove and replace it promptly after receipt of a written notice from the District and correct and pay for any other damage resulting therefrom to District property or the property of landowner's within the District.
6. Contractor further agrees that nothing in the Agreement between the parties shall constitute or be construed as a waiver of the District's limitations on liability contained in Section 768.28, *Florida Statutes*, or other statute.
7. The Agreement may be terminated immediately by the District for cause, or for any or no reason upon 30 days written notice by either party. Contractor shall not be entitled to lost profits or any other damages of any kind resulting from any such termination by the District, provided however that Contractor shall be entitled to payment for any work provided through the effective date of termination, subject to any offsets.
8. Contractor understands and agrees that all documents of any kind provided to the District in connection with this Agreement may be public records, and, accordingly, Contractor agrees to comply with all applicable provisions of Florida law in handling such records, including but not limited to Section 119.0701, *Florida Statutes*. Contractor acknowledges that the designated public records custodian for the District is **Kim O'Meara** ("Public Records Custodian"). Among other requirements and to the extent applicable by law, the Contractor shall 1) keep and maintain public records required by the District to perform the service; 2) upon request by the Public Records Custodian, provide the District with the requested public records or allow the records to be inspected or copied within a reasonable time period at a cost that does not exceed the cost provided in Chapter 119, *Florida Statutes*; 3) ensure that public records which are exempt or confidential, and exempt from public records disclosure requirements, are not disclosed except as authorized by law for the duration of the contract term and following the contract term if the Contractor does not transfer the records to the Public Records Custodian of the District; and 4) upon completion of the contract, transfer to the District, at no cost, all public records in Contractor's possession or, alternatively, keep, maintain and meet all applicable requirements for retaining public records pursuant to Florida laws. When such public records are transferred by the Contractor, the Contractor shall destroy any duplicate public records that are exempt or confidential and exempt from public records disclosure requirements. All records stored electronically must be provided to the District in a format that is compatible with Microsoft Word or Adobe PDF formats.

**IF THE CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, *FLORIDA STATUTES*, TO THE CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT (850) 334-9055, KOMEARA@RIZZETTA.COM, AND 3434 COLWELL AVENUE, SUITE 200, TAMPA, FLORIDA 33614.**

9. The Contractor shall comply with and perform all applicable provisions of Section 448.095, *Florida Statutes*. Accordingly, to the extent required by Florida Statute, Contractor shall register with and use the United States Department of Homeland Security's E-Verify system to verify the work authorization status of all newly hired employees. The District may terminate this Agreement immediately for cause if there is a good faith belief that the Contractor has knowingly violated Section 448.09(1), *Florida Statutes*. By entering into this Agreement, the Contractor represents that no public employer has terminated a contract with the Contractor under Section 448.095(2)(c), *Florida Statutes*, within the year immediately preceding the date of this Agreement.
10. The Contractor agrees to comply with Section 20.055(5), *Florida Statutes*, to cooperate with the inspector general in any investigation, audit, inspection, review, or hearing pursuant to such section and to incorporate in all subcontracts the obligation to comply with Section 20.055(5), *Florida Statutes*.



11. Contractor certifies it: (i) is not in violation of Section 287.135, Florida Statutes; (ii) is not on the Scrutinized Companies with Activities in Sudan List; (iii) is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List; (iv) does not have business operations in Cuba or Syria; (v) is not on the Scrutinized Companies that Boycott Israel List; and (vi) is not participating in a boycott of Israel. If the Contractor is found to have submitted a false statement with regards to the prior sentence, has been placed on the Scrutinized Companies with Activities in Sudan List, the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or the Scrutinized Companies that Boycott Israel List, has engaged in business operations in Cuba or Syria, and/or has engaged in a boycott of Israel, the District may immediately terminate the Contract.
12. To the extent any of the provisions of this Addendum are in conflict with the provisions of the Agreement, this Addendum controls.

**MURDOCK INVESTMENTS, LLC DBA  
GRIFFIN TRAFFIC SIGNALS**

India Cross

By: India Cross

Its: VP

Date: Jun 5, 2025

**SOMERSET COMMUNITY  
DEVELOPMENT DISTRICT**

Robert Stenhammer

Robert Stenhammer (Jun 5, 2025 16:21 CDT)

By: Robert Stenhammer

Its: Chairman

Date: Jun 5, 2025

Page 4 of 4  
**EXHIBIT A**

**GRIFFIN TRAFFIC SIGNALS**

5324 E. 14th St.  
Panama City, FL 32404  
USA

Voice (850)270-2715

Email: griffintraffic@gmail.com

**PROPOSAL**

Proposal Number: WO# 195475  
Proposal Date: Jun 4, 2025

Page: 1

|   |
|---|
| <b>To:</b>  |
| Somerset CDD c/o Rizzetta & Company<br>3434 Colwell Ave, Suite 200<br>Tampa, FL 33614 |



| Customer ID      |               |
|------------------|---------------|
| Somerset CDD     |               |
| Customer Contact | Payment Terms |
|                  | Net 30 Days   |

| Quantity                     | Item | Description                                 | Unit Price | Amount          |
|------------------------------|------|---|------------|-----------------|
| 1.00                         |      | F&I new crosswalk signs, post, & soil plate | 1,200.00   | 1,200.00        |
| Subtotal                     |      |   |            | 1,200.00        |
| Sales Tax                    |      |   |            |                 |
| Freight                      |      |   |            | 0.00            |
| <b>TOTAL PROPOSAL AMOUNT</b> |      |   |            | <b>1,200.00</b> |

Bid assumes General Contractor will provide Performance Bond and/or Warranty Bond unless specified in Pay Items.

# Lake Doctors

## WORK AUTHORIZATION #25-2

June 9, 2025

Somerset Community Development District  
3434 Colwell Avenue, Suite 200  
Tampa, Florida 33614

Subject: **Work Authorization Number 25-2 (“Work Authorization”)**  
**Somerset Community Development District**

Dear Board of Supervisors:

The Lake Doctors, Inc. (“Contractor”) is pleased to submit this work authorization to provide additional aquatic maintenance and repair services for the Somerset Community Development District (“District”). We will provide these services pursuant to our current *Agreement Between the Somerset Community Development District and The Lake Doctors, Inc., for Pond Inspection and Monitoring Services*, as amended (“Agreement”) as follows:

### **I. Scope of Work**

The District hereby engages the services of Contractor to perform the work described in **Attachment A**, attached hereto. **Attachment A** shall not be incorporated herein, except that **Attachment A** is applicable to the extent that it states the Work’s scope of services for the labor and materials to be provided under this Agreement and the price. Otherwise, none of the provisions of **Attachment A** shall apply to this Work Authorization and the Agreement.

### **II. Fees**

The District will compensate Contractor at the price listed in **Attachment A** in accordance with the terms of the Agreement and this Work Authorization.

This Work Authorization, together with the Agreement, represents the entire understanding between the District and Contractor with regard to the referenced Work Authorization. If you wish to accept this Work Authorization, please sign below where indicated, and return one complete copy to our office. Upon receipt, we will promptly schedule the approved services.

Sincerely,

Richard Collier

Richard Collier (Jun 9, 2025 14:43 CDT)

Authorized Representative of  
The Lake Doctors, Inc.

APPROVED AND ACCEPTED

By: Robert Stenhammer

Robert Stenhammer (Jun 9, 2025 15:21 CDT)

Chair/Vice-Chair, Board of Supervisors  
Somerset Community Development District

Date: Jun 9, 2025

# ATTACHMENT A



**The Lake Doctors, Inc.**  
Aquatic Management Services

**Navarre Office**  
8307 East Bay Boulevard  
Navarre, FL 32566  
(850) 939-5787  
navarre@lakedoctors.com  
www.lakedoctors.com

## SERVICE ORDER

SALES REP. **GIBSON**

|                 |                     |                   |  |
|-----------------|---------------------|-------------------|--|
| ACCOUNT/SITE    | Somerset CDD        | ACCOUNT #         | 717616   |
| BILLING NAME    |                     | DATE              | 6/9/2025   |
| BILLING ADDRESS |                     | COUNTY #          | Bay  |
| CONTACT         |                     | PHONE #           |  |
| EMAIL ADDRESS   | dlang@alysbeach.com | Email Invoice: Y  | <input checked="" type="radio"/> N <input type="radio"/>   |
| PO#             |                     | MANUFACTURER: AQM | <input checked="" type="radio"/> AES <input type="radio"/> KAS <input type="radio"/> LF <input type="radio"/> OA <input type="radio"/> OTT <input type="radio"/> AQC <input type="radio"/> ARM <input type="radio"/> ODS |

SERVICE REQUEST Quote to replace impeller housing

NOTES Original impeller housing is damaged and needs to be replaced.

| QTY | UNIT | DESCRIPTION            | PRICE  | EXTENDED |
|-----|------|------------------------|--------|----------|
| 1   | EA   | 0.5HP Impeller Housing | 156.05 | 156.05   |
|     |      | Drop Off Charge        | 125.00 | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |
|     |      |                        |        | 0.00     |

|        |                 |           |
|--------|-----------------|-----------|
|        | PARTS TOTAL     | \$ 156.05 |
|        | LABOR           |           |
|        | FREIGHT         | \$ 50.00  |
|        | SUBTOTAL        | \$ 206.05 |
| 0.000% | STATE SALES TAX | \$ 0.00   |
|        | TOTAL           | \$ 206.05 |

SERVED BY:

SERVICE DATE:

WORK AUTHORIZED BY:

CUSTOMER SIGNATURE

DATE

The terms and conditions appearing on the reverse side, form an integral part of this Service Order, and CUSTOMER hereby acknowledges that he/she has read and is familiar with the contents thereof.  
Pricing is valid thirty (30) days from date of quotation.

### Florida Offices

Clearwater (727) 544-7644  
Dania Beach (954) 565-7488  
Fort Myers (239) 693-2270  
Fort Pierce (772) 241-5773

Jacksonville (904) 262-5500  
Navarre (850) 939-5787  
Sarasota (941) 377-0658  
Tallahassee (850) 329-3389

Winter Springs (407) 327-7918

### Ohio Offices

Centerville (937) 433-2942  
Columbus (614) 987-5098

### South Carolina Offices

Myrtle Beach (843) 492-4060  
Summerville (843) 873-1311

McHenry Electric

Proposal #: 25-077  
Amount: \$ 250.00

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This **Work Authorization** (the “**Work Authorization**”), dated June 11, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary


### SOMERSET COMMUNITY DEVELOPMENT DISTRICT

  
Robert Stenhammer (Jun 11, 2025 17:08 CDT)

By: Robert Stenhammer  
Its: Chariman

Niki Carr  
Niki Carr (Jun 12, 2025 07:09 CDT)  
Witness

### MCHENRY ELECTRIC, INC.

  
D. Clayton McHenry (Jun 12, 2025 14:38 CDT)

By: D. Clayton McHenry  
Its: President

## **Exhibit A: Proposal/Scope of Services**



No. 25-077

## Proposal

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"

50 Hatchew Road

Miramar Beach, FL 32550

(850) 837-9003

ER 0009321

Proposal Submitted To:

Somerset CDD &amp; Rizzetta &amp; Company, Inc

Phone:

850-213-5600

Date:

June 10, 2025

Street:

3434 Colwell Ave Suite 200

Job Name:

PED path lights

City, State, and Zip code:

Tampa, FL 33614

Job Location:

M-06/M-07

Architect:

N/A

Date of plans:

N/A

City, State and Zip code:

Alys Beach, FL 32461

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

One hundred fifty dollars and 00/100 ----- (\$ 250.00)

Payment 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.

100% due upon completion.

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: PED path lighting.

Includes the following :

A. Troubleshoot circuits for PED path lighting in-between M-06 and M-07.

Note: Any light bulbs that are damaged/faulty will need to be replaced by others.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, light bulbs, lamps, LED lamps, plug strips, lightening protection, exterior light package, emergency lights, switches, sod, generator, landscape lighting, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 \_\_\_\_\_

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES**

This **Work Authorization** (the “**Work Authorization**”), dated June 11, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

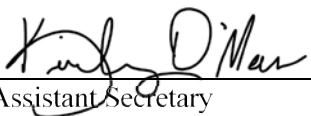
**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

Niki Carr  
Niki Carr (Jun 12, 2025 07:09 CDT)  
Witness

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

Robert Stenhammer  
Robert Stenhammer (Jun 11, 2025 17:08 CDT)  
By: Robert Stenhammer  
Its: CDD Chairperson

**MCHENRY ELECTRIC, INC.**

D. Clayton Mchenry  
D. Clayton Mchenry (Jun 12, 2025 14:39 CDT)  
By: D. Clayton Mchenry  
Its: President

**Exhibit A: Proposal/Scope of Services**

No. 25-079

## Proposal

**McHenry Electric, Inc**

"Proudly Serving the Emerald Coast Since 1984"

50 Hatchew Road

Miramar Beach, FL 32550

(850) 837-9003

ER 0009321

|  |                       |   |                        |
|--|-----------------------|---|------------------------|
| Proposal Submitted To:<br>Somerset CDD & Rizzetta & Company, Inc |                       | Phone:<br>850-213-5600                            | Date:<br>June 11, 2025 |
| Street:<br>3434 Colwell Ave Suite 200                            |                       | Job Name:<br>Transformer                          |                        |
| City, State, and Zip code:<br>Tampa, FL 33614                    |                       | Job Location:<br>NN Parking Ct                    |                        |
| Architect:<br>N/A  | Date of plans:<br>N/A | City, State and Zip code:<br>Alys Beach, FL 32461 |                        |

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

Five hundred forty-seven dollars and 50/100 ----- (\$ 547.50)

**Payment 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.

100% due upon completion.

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 and install (1) transformer.

Includes the following :

A. Troubleshoot reoccurring issues with landscape lighting and transformer.

B. Remove (1) defective transformer.

C. Furnish and install (1) transformer.

Notes: (2) MR16 5w light bulbs will need to be replaced by others.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, lamps, LED lamps, plug strips, lightening protection exterior light package, emergency lights, switches, sod, generator, landscape lighting, automatic transfer switch, plants, painting or patching.

All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 \_\_\_\_\_



**WORK AUTHORIZATION FOR MAINTENANCE SERVICES WA #25-14**

This Work Authorization (the “Work Authorization”), dated June 11, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and


**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.


IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Robert Stenhammer (Jun 11, 2025 17:07 CDT)

By: Robert Stenhammer  
Its: CDD Chairperson

  
Niki Carr (Jun 12, 2025 07:10 CDT)  
Witness

**MCHENRY ELECTRIC, INC.**

  
D. Clayton Mchenry (Jun 12, 2025 14:41 CDT)

By: D. Clayton Mchenry  
Its: President

## **Exhibit A: Proposal/Scope of Services**

No. 25-080

## Proposal

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"

50 Hatchew Road

Miramar Beach, FL 32550

(850) 837-9003

ER 0009321

Proposal Submitted To:

Somerset CDD &amp; Rizzetta &amp; Company, Inc

Phone:

850-213-5600

Date:

June 11, 2025

Street:

3434 Colwell Ave Suite 200

Job Name:

Up lights

City, State, and Zip code:

Tampa, FL 33614

Job Location:

W La Garza Ct / Turtle Bale PED path

Architect:

N/A

Date of plans:

N/A

City, State and Zip code:

Alys Beach, FL 32461

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

Five hundred seventy five dollars and 00/100 ----- (\$ 575.00)

Payment 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.

100% due upon completion.

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: Palm tree up lights.

Includes the following :

A. Troubleshoot (9) individual palm tree circuits and lamps along W La Garza Ct.

Notes: Several damaged/defective light bulbs will need to be replaced by others.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, Decora devices, lamps, LED lamps, plug strips, lightning protection, exterior light package, emergency lights, switches, sod, generator, landscape lighting, automatic transfer switch, plants, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 #: INV #26348 & 26407

Amount: \$ 530.00 & \$596.00

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #25-15

This Work Authorization (the “Work Authorization”), dated May 1, 202 , authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and


**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**


  
Robert Stenhammer (Jun 26, 2025 09:37 CDT)

By: Robert Stenhammer  
Its: Chairman

**MCHENRY ELECTRIC, INC.**

  
D. Clayton Mchenry (Jun 27, 2025 12:38 CDT)

By: D. Clayton Mchenry  
Its: President

  
Niki Carr (Jun 26, 2025 09:39 CDT)  
Witness



## **Exhibit A: Proposal/Scope of Services**

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26348  
DATE 05/02/2025  
TERMS Net 10  
DUE DATE 05/12/2025

P.O. NUMBER  
L-12-M-09 Stlghts / #192561

| DESCRIPTION  | QTY | AMOUNT |
|--|-----|--------|
| A) Troubleshoot circuit feeding the streetlights.                |     |        |
| B) Technician discovered water was leaking into fixture sockets. |     |        |
| C) Sealed all cracks in the fixtures.                            |     |        |
| D) Tested circuit and found no reoccurring issues.               |     |        |
| WO #192561   |     |        |
| Total Labor and Material   | 1   | 530.00 |

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

Thank you for your business!

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 530.00          |
| TAX         | 0.00            |
| TOTAL       | 530.00          |
| BALANCE DUE | <b>\$530.00</b> |

**Work Order 192561**

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:31 PM

**B E A C H****Maintenance Details**

**Requested By:** Lang, Douglas on  
3/15/2025 8:21:00 AM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Electrical (ELECTRICAL  
ISSUE)  
**Last PM:** N/A

**Target:** 3/15/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** CDD (Somerset CDD)

Amenities  
 Streets, Ped Paths, Parking  
 Streets  
 Street Lights (STREET EQUIPMENT-01)

**Model:**  
**Serial:**  
**Manufacturer:**  
**Vicinity:**

**Reason:** McHenry 26348 Streetlight Repairs**Special Instructions:** McHenry Electric to restore power to streetlights on N Charles from L12 to M9.**Labor**

| Labor                         | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|-------------------------------|-----------|-------|-----|---------|--------|-----------|
| MC HENRY ELECTRIC INC 1018846 | 5/6/2025  |       |     | 1       | 0      | 0         |

**Other Costs**

| Name          | Description         | Invoice # | Date     | Est Cost | Actual Cost |
|---------------|---------------------|-----------|----------|----------|-------------|
| McHenry 26348 | streetlight repairs |           | 5/2/2025 | \$ 0.00  | \$ 530.00   |

**Labor Report**

**Completed:** 3/15/2025 8:21:00 AM **Failure:** \_\_\_\_\_

**Report:** 3/15 DL Reported by Ricky

3.22.25 AS bumped McHenry  
3.25.25 AS/DL "spoke to Justin with McHenry Electric this morning and told him they still weren't working. He was going to have a crew check them out."  
4.2.25 AS completed Mike B. verified

\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date**Images**

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26407  
DATE 06/03/2025  
TERMS Net 10  
DUE DATE 06/13/2025

P.O. NUMBER  
Streetlights / WO #195202

| DESCRIPTION   | QTY | AMOUNT |
|---|-----|--------|
| A) Troubleshoot streetlight circuit for Raw & Juicy.  |     |        |
| B) Technician discovered that the photocell is in bad location - it does not get sun at certain times.      |     |        |
| C) Troubleshoot streetlight circuit for Sea Garden St and W La Garza.                                       |     |        |
| D) Technician found (1) light bulb in a streetlight was not working near Raw & Juicy / playground.          |     |        |
| E) Furnished and installed (1) light bulb to replace faulty. Tested efficiently with no reoccurring issues. |     |        |
| WO #195202  |     |        |
| Total Labor and Material  | 1   | 596.00 |

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

Thank you for your business!

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 596.00          |
| TAX         | 0.00            |
| TOTAL       | 596.00          |
| BALANCE DUE | <b>\$596.00</b> |

## Work Order 195202

Community PC 1801

Issued / Completed (Waiting for Invoice Approval (Spann))





Printed 6/10/2025 - 12:26 PM



## Maintenance Details

**Requested By:** Lang, Douglas on  
5/1/2025 9:04:00 AM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Lighting (LIGHTING)  
**Last PM:** N/A

**Target:** 5/1/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** CDD (Somerset CDD)

 Amenities  
 Streets, Ped Paths, Parking  
 Streets  
 Street Lights (STREET EQUIPMENT-01)

**Model:**  
**Serial:**  
**Manufacturer:**  
**Vicinity:**

**Reason:** McHenry 26407 Electrical Repair

**Special Instructions:** McHenry Electric to diagnose streetlights that do not turn off on W Lagarza, N Charles and Sea Garden St. They also will diagnose the streetlight in front of Raw & Juicy that is not working. This will be warranty work 5.17.25 AS bumped McHenry

## Labor

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| MCHENRY ELECTRIC INC 1018846 | 6/4/2025  |       |     | 1       | 0      | 0         |

## Other Costs

| Name          | Description       | Invoice # | Date     | Est Cost | Actual Cost |
|---------------|-------------------|-----------|----------|----------|-------------|
| McHenry 26407 | electrical repair |           | 6/3/2025 | \$ 0.00  | \$ 596.00   |

## Labor Report

**Completed:** 5/1/2025 9:05:00 AM **Failure:** \_\_\_\_\_

**Report:** 5/1 DL This work should be covered under warranty and be no charge

5.17.25 AS bumped McHenry  
5/28 JL bumped McHenry  
5/29 JL complete

Signature / Name

Date

Signature / Name

Date

## Images

Proposal #: Inv #26332, 26363, & 26368  
Amount: \$ \$490.00, \$240.00, \$120.00

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES**

**This Work Authorization** (the “**Work Authorization**”), dated May 1, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.


**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Assistant Secretary

  
Robert Stenhammer (Jun 26, 2025 09:58 CDT)

By: Robert Stenhammer  
Its: Chairman

**MCHENRY ELECTRIC, INC.**

  
Niki Carr (Jun 26, 2025 09:59 CDT)  
Witness

  
D. Clayton McHenry (Jun 26, 2025 14:26 CDT)

By: D. Clayton McHenry  
Its: President

**Exhibit A: Proposal/Scope of Services**

**McHenry Electric Inc**  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

**BILL TO**  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

**INVOICE** 26332  
**DATE** 04/28/2025  
**TERMS** Net 10  
**DUE DATE** 05/08/2025

**P.O. NUMBER**  
Amphitheatre / WO #194629

| DESCRIPTION   | QTY | AMOUNT |
|---|-----|--------|
| A) Troubleshoot circuits. No issues were discovered.                  |     |        |
| B) Discovered the transformer was powered off and powered it back up. |     |        |
| C) Tested circuit and runs efficiently with no recurring issues.      |     |        |
| WO #194629  |     |        |
| Total Labor   | 1   | 490.00 |

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

Thank you for your business!

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 490.00          |
| TAX         | 0.00            |
| TOTAL       | 490.00          |
| BALANCE DUE | <b>\$490.00</b> |

Pay invoice





# ALYS

## BEACH

**Work Order 194629**

Facilities PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:25 PM

### Maintenance Details

**Requested By:** Lang, Douglas on  
 4/17/2025 3:40:00 PM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Electrical (ELECTRICAL  
 ISSUE)  
**Last PM:** N/A

**Target:** 4/17/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** Town Center (1192)

Amenities  
 Parks  
 Amphitheatre

**Reason:** McHenry 26332 Repair Uplights

**Special Instructions:** McHenry Electric to repair non working lights in the 4 NW  
 uplights on the palms in the Ampitheater

### Other Costs

| Name          | Description     | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|-----------------|-----------|-----------|----------|-------------|
| McHenry 26332 | repair uplights |           | 4/28/2025 | \$ 0.00  | \$ 490.00   |

### Labor Report

**Completed:** 4/17/2025 3:40:00 PM **Failure:** \_\_\_\_\_

**Report:** 4/17 DL WO assigned for admin fee

4/18 DL This is for town center so this runs as a normal WO and it has been completed.

 \_\_\_\_\_  
 Signature / Name

 \_\_\_\_\_  
 Date

 \_\_\_\_\_  
 Signature / Name

 \_\_\_\_\_  
 Date

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26363  
DATE 05/12/2025  
TERMS Net 10  
DUE DATE 05/22/2025

P.O. NUMBER  
Q3 / #195043

| DESCRIPTION   | QTY         | AMOUNT          |
|---|-------------|-----------------|
| A) Troubleshoot the path light circuit.   |             |                 |
| B) Technician discovered a tripped circuit and reset the circuit.                                   |             |                 |
| C) Furnished and installed new in-use cover.  |             |                 |
| WO# 195043  |             |                 |
| Total Labor and Material  | 1           | 240.00          |
| -----   |             |                 |
| Net 10 Days. A finance charge of 1.5% per month (18% per annum) will be charged on unpaid balances. | SUBTOTAL    | 240.00          |
|   | TAX         | 0.00            |
| Thank you for your business!  | TOTAL       | 240.00          |
| -----   |             |                 |
|   | BALANCE DUE | <b>\$240.00</b> |

Pay invoice



# ALYS

## B E A C H

**Work Order 195043**

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:29 PM

### Maintenance Details

**Requested By:** Lang, Douglas on  
4/30/2025 2:38:00 PM

**Phone:** (850) 714-2995

**Email:** dlang@alysbeach.com

**Taken By:** Lang, Douglas

**Problem:** Electrical (ELECTRICAL  
ISSUE)

**Last PM:** N/A

**Target:** 4/30/2025

**Priority/Type:** 2 - Normal / Corrective

**Supervisor:** Riggsby, Angie

**Shop:** FAC/HOA

**Account:** CDD (Somerset CDD)

- ☐ Amenities
- ☒ Streets, Ped Paths, Parking
- ☒ Ped Paths
- ☒ Ped Path Lights

**Reason:** McHenry 26363 Electrical Repair

**Special Instructions:** McHenry Electric to restore power to the transformer on the north side of Q3 for the ped path lights in Q block 5.12. Complete

### Labor

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| MCHenry ELECTRIC INC 1018846 | 5/14/2025 |       |     | 1       | 0      | 0         |

### Other Costs

| Name          | Description       | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|-------------------|-----------|-----------|----------|-------------|
| McHenry 26363 | electrical repair |           | 5/12/2025 | \$ 0.00  | \$ 240.00   |

### Labor Report

**Completed:** 4/30/2025 2:38:00 PM **Failure:** \_\_\_\_\_

**Report:** 4/30 DL McHenry's to restore power to the transformer at Q3  
5.12.25 BB "Q-3 and golf outlets are complete" Mike Gailey

5/13 DL This has been completed

\_\_\_\_\_  
Signature / Name

\_\_\_\_\_  
Date

\_\_\_\_\_  
Signature / Name

\_\_\_\_\_  
Date

### Images

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26368  
DATE 05/13/2025  
TERMS Net 10  
DUE DATE 05/23/2025

P.O. NUMBER  
A-09 / WO #193481

| DESCRIPTION  | QTY | AMOUNT |
|--|-----|--------|
| A) Troubleshoot circuit and photocell for lights East of A-09.                         |     |        |
| B) Technician was unable to locate any reoccurring issue or replicate tripping issues. |     |        |
| C) Circuit and photocell ran efficiently with no reoccurring issues.                   |     |        |
| WO #193481   |     |        |
| Total Labor  | 1   | 120.00 |

|   |             |          |
|---|-------------|----------|
| Net 10 Days. A finance charge of 1.5% per month (18% per annum) will be charged on unpaid balances. | SUBTOTAL    | 120.00   |
| Thank you for your business!  | TAX         | 0.00     |
|   | TOTAL       | 120.00   |
|   | BALANCE DUE | \$120.00 |



# ALYS

## B E A C H

**Work Order 193481**

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:29 PM

### Maintenance Details

**Requested By:** Spears, Allie on  
3/29/2025 9:04:00 AM

**Phone:**

**Email:** aspears@alysbeach.com

**Taken By:** Spears, Allie

**Problem:** Electrical (ELECTRICAL  
ISSUE)

**Last PM:** N/A

**Target:** 3/29/2025

**Priority/Type:** 2 - Normal / Corrective

**Supervisor:** Riggsby, Angie

**Shop:** FAC/HOA

**Account:** ABNA Roads (Not Slip  
Roads)



Amenities



Streets, Ped Paths, Parking



Streets



**SIDEWALK/CURB REPAIRS**

**Reason:** McHenry 26368 Light Repair

**Special Instructions:** assess the east sidewalk lights by A9 that are not working req by owner Mr. Ranier 337-263-4444

### Labor

| Labor                        | Work Date | Start   | End      | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|---------|----------|---------|--------|-----------|
| Fuller, Steve                | 3/29/2025 | 9:15 AM | 9:34 AM  | 0.32    | 0      | 0         |
| Fuller, Steve                | 3/29/2025 | 9:48 AM | 10:05 AM | 0.28    | 0      | 0         |
| McHENRY ELECTRIC INC 1018846 | 5/14/2025 |         |          | 1       | 0      | 0         |

### Other Costs

| Name          | Description  | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|--------------|-----------|-----------|----------|-------------|
| McHenry 26368 | light repair |           | 5/13/2025 | \$ 0.00  | \$ 120.00   |

### Labor Report

**Completed:** 3/29/2025 10:05:00 AM **Failure:** \_\_\_\_\_

**Report:** 3/29/2025 - SFULLER@ALYSBEACH.COM: #4 circuit trips soon as you cover the photo cell talk to Mike and Ricky  
3/29/2025 - SFULLER@ALYSBEACH.COM: I bypassed the photocell and made the lights hot all the time and it's still tripped. There's either a up light problem or a wiring in the ground problem  
4.5.25 AS/DL WFV  
4.12.25 AS bumped McHenry  
4.15.25 AS "Justin said they turned the circuit on and left it on all day and it did not trip. There is a crushed jbox on NCS that will be replaced in the next few days, that might be the problem when it rains."

Signature / Name

Date

Signature / Name

Date

### Images

Proposal #: 26378, 26383, & 26401  
Amount: \$ 370.00, \$1,350.80, \$1,232.10

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #25-17**

**This Work Authorization** (the “**Work Authorization**”), dated May 1, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Assistant Secretary

  
\_\_\_\_\_  
Robert Stenhammer (Jun 26, 2025 09:58 CDT)

By: Robert Stenhammer  
Its: Chairman

**MCHENRY ELECTRIC, INC.**

Niki Carr  
Niki Carr (Jun 26, 2025 10:01 CDT)  
\_\_\_\_\_  
Witness

D. Clayton McHenry  
D. Clayton McHenry (Jun 26, 2025 14:27 CDT)  
\_\_\_\_\_  
Witness

By: D. Clayton McHenry  
Its: President

**Exhibit A: Proposal/Scope of Services**

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26373  
DATE 05/14/2025  
TERMS Net 10  
DUE DATE 05/24/2025

P.O. NUMBER  
Gulf Green / #195031

| DESCRIPTION  | QTY | AMOUNT |
|--|-----|--------|
| A) Troubleshoot circuit for turtle lights.                                     |     |        |
| B) Technician discovers (2) photocells were defective and a motor was damaged. |     |        |
| C) Furnished and installed (2) photocells to replace defective.                |     |        |
| D) Disconnected the damaged motor.   |     |        |

NOTE: Motor will need to be both investigated further and replaced by others.

WO# 195031

|                          |   |        |
|--------------------------|---|--------|
| Total Labor and Material | 1 | 370.00 |
|--------------------------|---|--------|

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

|          |        |
|----------|--------|
| SUBTOTAL | 370.00 |
| TAX      | 0.00   |
| TOTAL    | 370.00 |

Thank you for your business!

|             |                 |
|-------------|-----------------|
| BALANCE DUE | <b>\$370.00</b> |
|-------------|-----------------|

Pay invoice



**Work Order 195031**

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:30 PM

**Maintenance Details**

**Requested By:** Lang, Douglas on  
4/30/2025 9:52:00 AM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Lighting (LIGHTING)  
**Last PM:** N/A

**Target:** 4/30/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** ABNA Beach Access

Amenities  
 Parks  
 Gulf Green Beach Access

**Reason:** McHenry 26373 Restore Lighting

**Special Instructions:** McHenry Electric to restore turtle lighting at Gulf Green 4/30 DL  
Our techs found the photocell bad for this lighting but when they bypassed the photocell  
the breaker would trip. McHenry's will need to find the short.

**Labor**

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| Lang, Douglas                | 4/30/2025 |       |     | 1       | 0      | 0         |
| MCHenry ELECTRIC INC 1018846 | 5/14/2025 |       |     | 1       | 0      | 0         |

**Other Costs**

| Name          | Description      | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|------------------|-----------|-----------|----------|-------------|
| McHenry 26373 | restore lighting |           | 5/14/2025 | \$ 0.00  | \$ 370.00   |

**Labor Report**

**Completed:** 4/30/2025 9:54:00 AM **Failure:** \_\_\_\_\_

**Report:** 4/30 DL Our techs found the photocell bad for this lighting but when they bypassed the photocell the breaker would trip.  
McHenry's will need to find the short.  
5/13 DL This has been completed

\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date**Images**

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26378  
DATE 05/15/2025  
TERMS Net 10  
DUE DATE 05/25/2025

P.O. NUMBER  
Lake Marilyn / WO #195203

| DESCRIPTION   | QTY | AMOUNT |
|---|-----|--------|
| A) Troubleshoot circuit for step lights.  |     |        |
| B) Found a damaged 8-gauge wire in the contactor that appears to head towards the lake. |     |        |
| C) Removed wire and circuit is working efficiently.                                     |     |        |
| WO #195203  |     |        |
| Total Labor and Material  | 1   | 220.30 |

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

Thank you for your business!

|             |                 |
|-------------|-----------------|
| SUBTOTAL    | 220.30          |
| TAX         | 0.00            |
| TOTAL       | 220.30          |
| BALANCE DUE | <b>\$220.30</b> |



## B E A C H

## Work Order 195203

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:28 PM

## Maintenance Details

**Requested By:** Lang, Douglas on  
5/1/2025 9:09:00 AM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Lighting (LIGHTING)  
**Last PM:** N/A

**Target:** 5/1/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** CDD (Somerset CDD)

Amenities  
 Streets, Ped Paths, Parking  
 Ped Paths  
 Ped Path Lights

**Reason:** McHenry 26378 Electrical Repair Step Lights

**Special Instructions:** McHenry Electric to restore power to the step lights on the foot bridge south of Lake Marilyn as well as the steps on the ped path between G5 and H1

## Labor

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| Lang, Douglas                | 5/1/2025  |       |     | 1       | 0      | 0         |
| MCHENRY ELECTRIC INC 1018846 | 5/20/2025 |       |     | 1       | 0      | 0         |

## Other Costs

| Name          | Description                   | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|-------------------------------|-----------|-----------|----------|-------------|
| McHenry 26378 | electrical repair step lights |           | 5/15/2025 | \$ 0.00  | \$ 220.30   |

## Labor Report

**Completed:** 5/1/2025 9:09:00 AM **Failure:** \_\_\_\_\_

**Report:** 5/1 DL These lights reported out by Mike Brown  
5.15.25 AS received invoice WO complete

Signature / Name

Date

Signature / Name

Date

## Images

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26383  
DATE 05/19/2025  
TERMS Net 10  
DUE DATE 05/29/2025

P.O. NUMBER  
A-07 Transformer / #195473

| DESCRIPTION  | QTY | AMOUNT   |
|--|-----|----------|
| A) Troubleshoot circuit for transformer on the North Wall of A-07.         |     |          |
| B) Technician discovered (1) transformer and (1) photocell were defective. |     |          |
| C) Removed (1) defective transformer.                                      |     |          |
| D) Furnished and installed (1) 900W transformer to replace defective.      |     |          |
| E) Removed (1) defective photocell.  |     |          |
| F) Furnished and installed (1) photocell to replace defective.             |     |          |
| WO #195473   |     |          |
| Total Labor and Material   | 1   | 1,350.80 |

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

Thank you for your business!

|             |                   |
|-------------|-------------------|
| SUBTOTAL    | 1,350.80          |
| TAX         | 0.00              |
| TOTAL       | 1,350.80          |
| BALANCE DUE | <b>\$1,350.80</b> |

Pay invoice

**Work Order 195473**

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:27 PM

**Maintenance Details**

**Requested By:** Lang, Douglas on  
5/10/2025 9:59:00 AM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Lighting (LIGHTING)  
**Last PM:** N/A

**Target:** 5/10/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** CDD (Somerset CDD)

Amenities  
 Streets, Ped Paths, Parking  
 Ped Paths  
 Ped Path Lights

**Reason:** McHenry 26383 Electrical Repair near A7

**Special Instructions:** McHenry Electric to restore power to lighting transformer on the north side of A7 5.17.25 AS bumped McHenry

**Labor**

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| MCHEMRY ELECTRIC INC 1018846 | 5/20/2025 |       |     | 1       | 0      | 0         |

**Other Costs**

| Name          | Description               | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|---------------------------|-----------|-----------|----------|-------------|
| McHenry 26383 | electrical repair near a7 |           | 5/19/2025 | \$ 0.00  | \$ 1,350.80 |

**Labor Report**

**Completed:** 5/10/2025 10:03:00 AM **Failure:** \_\_\_\_\_

**Report:** 5/10 DL This was brought to my attention from Ricky and Steve

\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date**Images**

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26401  
DATE 05/28/2025  
TERMS Net 10  
DUE DATE 06/07/2025

P.O. NUMBER  
Central Park / WO #195368

| DESCRIPTION   | QTY      | AMOUNT            |
|---|----------|-------------------|
| A) Troubleshoot circuit for power to Central Park.  |          |                   |
| B) Discovered (1) GFI outlet and (1) photocell was defective.                                       |          |                   |
| C) Furnished and installed (1) photocell and electrical wiring to replace defective.                |          |                   |
| D) Furnished and installed (1) GFI outlet to replace faulty.  |          |                   |
| E) Troubleshoot circuit for (4) step lights on the East steps.                                      |          |                   |
| F) Discovered step lights were faulty within fixture.   |          |                   |
| G) Furnished and installed (4) step lights to replace faulty.                                       |          |                   |
| WO #195368  |          |                   |
| Total Labor and Material  | 1        | 1,232.10          |
| -----   |          |                   |
| Net 10 Days. A finance charge of 1.5% per month (18% per annum) will be charged on unpaid balances. | SUBTOTAL | 1,232.10          |
|   | TAX      | 0.00              |
| Thank you for your business!  | TOTAL    | 1,232.10          |
|   |          | -----             |
| BALANCE DUE   |          | <b>\$1,232.10</b> |

**Work Order 195368**

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:30 PM

**Maintenance Details****Requested By:** Lang, Douglas on  
5/6/2025 2:41:00 PM**Phone:** (850) 714-2995**Email:** dlang@alysbeach.com**Taken By:** Lang, Douglas**Problem:** Electrical (ELECTRICAL  
ISSUE)**Last PM:** 10/12/2023**Target:** 5/6/2025**Priority/Type:** 2 - Normal / Corrective**Supervisor:** Riggsby, Angie**Shop:** FAC/HOA**Account:** ABNA Parks&Greens-Not  
Bch

Amenities

Parks

Central Park

**Reason:** McHenry 26401 Electrical Repair**Special Instructions:** McHenry Electric to diagnose and replace a bad GFI in Central  
Park**Labor**

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| Lang, Douglas                | 5/6/2025  |       |     | 1       | 0      | 0         |
| MCHENRY ELECTRIC INC 1018846 | 5/29/2025 |       |     | 1       | 0      | 0         |

**Other Costs**

| Name          | Description       | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|-------------------|-----------|-----------|----------|-------------|
| McHenry 26401 | electrical repair |           | 5/28/2025 | \$ 0.00  | \$ 1,232.10 |

**Labor Report****Completed:** 5/6/2025 2:42:00 PM **Failure:** \_\_\_\_\_**Report:** 5/6 DL This was completed Saturday 5/3 between BEO's \_\_\_\_\_\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date**Images**

Proposal #: Inv# 26382  
Amount: \$ \$120.00

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #25-17**

**This Work Authorization** (the “**Work Authorization**”), dated May 1, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

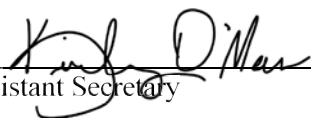
**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

Niki Carr  
Niki Carr (Jun 26, 2025 10:01 CDT)  
Witness

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

Robert Stenhammer  
Robert Stenhammer (Jun 26, 2025 09:57 CDT)

By: Robert Stenhammer  
Its: Chairman

**MCHENRY ELECTRIC, INC.**

D. Clayton McHenry  
D. Clayton McHenry (Jun 26, 2025 14:29 CDT)

By: D. Clayton McHenry  
Its: President



**Exhibit A: Proposal/Scope of Services**

McHenry Electric Inc  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
customerservice@mchenryelectric.com



INVOICE

BILL TO  
Kim O'Mera  
Somerset CDD C/O Rizzetta & Company, Inc  
3434 Colwell Ave Suite 200  
Tampa, FL 33614

INVOICE 26382  
DATE 05/19/2025  
TERMS Net 10  
DUE DATE 05/29/2025

P.O. NUMBER  
Lake Marilyn / #195648

| DESCRIPTION   | QTY         | AMOUNT   |
|---|-------------|----------|
| A) Troubleshoot circuit for aerator.  |             |          |
| B) Technician discovered the aerator pump has a short.  |             |          |
| C) Disconnected pump so that it may be pulled out and repaired by others.                           |             |          |
| WO #195648  |             |          |
| Total Labor   | 1           | 120.00   |
| -----   |             |          |
| Net 10 Days. A finance charge of 1.5% per month (18% per annum) will be charged on unpaid balances. | SUBTOTAL    | 120.00   |
|   | TAX         | 0.00     |
| Thank you for your business!  | TOTAL       | 120.00   |
| -----   |             |          |
|   | BALANCE DUE | \$120.00 |

Pay invoice

## Work Order 195648

Community PC 1801

Issued / Finalized (Waiting for approval payables)

Printed 6/10/2025 - 12:27 PM



## Maintenance Details

**Requested By:** Lang, Douglas on  
5/16/2025 3:24:00 PM  
**Phone:** (850) 714-2995  
**Email:** dlang@alysbeach.com  
**Taken By:** Lang, Douglas  
**Problem:** Electrical (ELECTRICAL  
ISSUE)  
**Last PM:** N/A

**Target:** 5/16/2025  
**Priority/Type:** 2 - Normal / Corrective  
**Supervisor:** Riggsby, Angie  
**Shop:** FAC/HOA  
**Account:** ABNA Ped Paths

Amenities  
 Parks  
 Lake Marilyn  
 Lake Marilyn Fountain 2 (LAKE  
MARILYN EQUIPMENT-02)

**Model:**  
**Serial:**  
**Manufacturer:**  
**Vicinity:**

**Reason:** McHenry 26382 Electrical Repair

**Special Instructions:** McHenry Electric to diagnose why the south fountain in Lake Marilyn is not working

## Labor

| Labor                        | Work Date | Start | End | Reg Hrs | OT Hrs | Other Hrs |
|------------------------------|-----------|-------|-----|---------|--------|-----------|
| Lang, Douglas                | 5/16/2025 |       |     | 1       | 0      | 0         |
| MCHEHRY ELECTRIC INC 1018846 | 5/20/2025 |       |     | 1       | 0      | 0         |

## Other Costs

| Name          | Description       | Invoice # | Date      | Est Cost | Actual Cost |
|---------------|-------------------|-----------|-----------|----------|-------------|
| McHenry 26382 | electrical repair |           | 5/19/2025 | \$ 0.00  | \$ 120.00   |

## Labor Report

**Completed:** 5/16/2025 3:27:00 PM **Failure:** \_\_\_\_\_

**Report:** 5/16 DL McHenry's came by and diagnosed this fountain pump today \_\_\_\_\_

\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date\_\_\_\_\_  
Signature / Name\_\_\_\_\_  
Date

## Images

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #25-19**

**This Work Authorization** (the “**Work Authorization**”), dated June 27, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.


  
\_\_\_\_\_  
Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
\_\_\_\_\_  
Robert Stenhammer (Jun 28, 2025 09:38 CDT)

By: Robert Stenhammer  
Its: CDD Chairman

**MCHENRY ELECTRIC, INC.**

  
\_\_\_\_\_  
Niki Carr (Jun 30, 2025 07:33 CDT)  
Witness

  
\_\_\_\_\_  
D. Clayton Mchenry (Jun 30, 2025 11:32 CDT)

By: D. Clayton Mchenry  
Its: President

**Exhibit A: Proposal/Scope of Services**

# Proposal

No. 25-092

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
ER 0009321

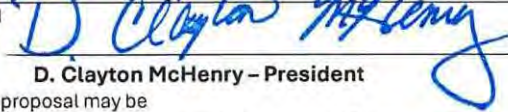
|  |                       |   |                        |
|--|-----------------------|---|------------------------|
| Proposal Submitted To:<br>Somerset CDD & Rizzetta & Company, Inc |                       | Phone:<br>850-213-5614                            | Date:<br>June 27, 2025 |
| Street:<br>3434 Colwell Ave Suite 200                            |                       | Job Name:<br>LL-07/LL-08                          |                        |
| City, State, and Zip code:<br>Tampa, FL 33614                    |                       | Job Location:<br>Shinbone Ct                      |                        |
| Architect:<br>N/A  | Date of plans:<br>N/A | City, State and Zip code:<br>Alys Beach, FL 32461 |                        |

We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:  
Two hundred fifty dollars and 00/100 ----- (\$ 250.00)

### Payment 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.  
100% due upon completion.

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: Restore power to PED path lights at LL-07 & LL-08.

### Includes the following :

A. Troubleshoot circuit for PED path.

B. Reset any tripped GFCI outlets.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, UCL, USB, OCC, dimmers, Decora devices, lamps, LED lamps, plug strips, lightening protection, exterior light package, emergency lights, switches, baseboard outlets, sod, generator, landscape lighting, EV charger, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 #: 25-082R  
Amount: \$ 1,421.00

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES

This **Work Authorization** (the “**Work Authorization**”), dated July 10, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Assistant Secretary

### SOMERSET COMMUNITY DEVELOPMENT DISTRICT

  
Robert Stenhammer (Jul 10, 2025 14:28 CDT)

By: Robert Stenhammer  
Its: Chairman

Niki Carr  
Niki Carr (Jul 10, 2025 14:31 CDT)  
Witness

### MCHENRY ELECTRIC, INC.

D. Clayton McHenry  
D. Clayton McHenry (Jul 10, 2025 17:36 CDT)

By: D. Clayton McHenry  
Its: President

**Exhibit A: Proposal/Scope of Services**



# Proposal

No. 25-082R

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"  
50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
ER 0009321

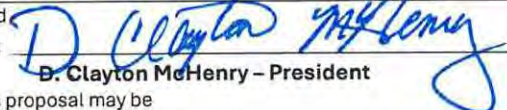
|  |                       |   |                        |
|--|-----------------------|---|------------------------|
| Proposal Submitted To:<br>Somerset CDD & Rizzetta & Company, Inc |                       | Phone:<br>850-213-5600                            | Date:<br>June 13, 2025 |
| Street:<br>3434 Colwell Ave Suite 200                            |                       | Job Name:<br>T-4 Streetlight                      |                        |
| City, State, and Zip code:<br>Tampa, FL 33614                    |                       | Job Location:<br>PP-02, W. Sugar Lump             |                        |
| Architect:<br>N/A  | Date of plans:<br>N/A | City, State and Zip code:<br>Alys Beach, FL 32461 |                        |

We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:  
One thousand four hundred twenty-one dollars and 00/100 ----- (\$ 1,421.00)

### Payment 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.  
100% due upon completion.

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: Install (1) T-4 streetlight.

Includes the following :

A. Remove (1) concrete base.

B. Furnish and install (1) PVC J-Box.

C. Install (1) stored wood T-4 pole and streetlight.

D. Furnish and install (1) LED bulb.

E. Furnish and install (1) A-19 socket.

F. Furnish and install (1) sleeve and gravel.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, lamps, LED lamps, plug strips, lightening protection exterior light package, emergency lights, switches, sod, generator, landscape lighting, streetlight, wood pole, automatic transfer switch, garage door openers, plants, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 \_\_\_\_\_

**WORK AUTHORIZATION FOR MAINTENANCE SERVICES - WA #25-21**

**This Work Authorization** (the “**Work Authorization**”), dated July 15, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “**Agreement**”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “**District**”); and


**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “**Contractor**”, together with District the “**Parties**”).

**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Services**”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

**IN WITNESS WHEREOF**, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
\_\_\_\_\_  
Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

Robert Stenhammer  
Robert Stenhammer (Jul 28, 2025 16:03:40 CDT)

By: Robert Stenhammer  
Its: Chairman

**MCHENRY ELECTRIC, INC.**

Niki Carr  
Niki Carr (Jul 28, 2025 15:21:53 CDT)  
\_\_\_\_\_  
Witness

D. Clayton McHenry  
D. Clayton McHenry (Jul 29, 2025 11:23:01 CDT)

By: D. Clayton McHenry  
Its: President

**Exhibit A: Proposal/Scope of Services**



# Proposal

No. 25-095

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"

50 Hatchew Road  
Miramar Beach, FL 32550  
(850) 837-9003  
ER 0009321

|  |                       |   |                        |
|--|-----------------------|---|------------------------|
| Proposal Submitted To:<br>Somerset CDD & Rizzetta & Company, Inc |                       | Phone:<br>850-334-9055                            | Date:<br>July 15, 2025 |
| Street:<br>3434 Colwell Ave Suite 200                            |                       | Job Name:<br>Well Power                           |                        |
| City, State, and Zip code:<br>Tampa, FL 33614                    |                       | Job Location:<br>West Well                        |                        |
| Architect:<br>N/A  | Date of plans:<br>N/A | City, State and Zip code:<br>Alys Beach, FL 32461 |                        |

We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:  
One thousand six hundred forty-two dollars and 45/100 ----- (\$ 1,642.45)

### Payment 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.  
100% due upon completion.

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: Relocate power for RIP and Well.

Includes the following :

A. Troubleshoot existing wire and locate junction in the ground that feeds to Buttery.

B. Furnish and install (1) 8-space panel.

C. Reinstall (1) 20 Amp circuit to sprinkler timer.

D. Furnish and install (1) 20 Amp circuit to GFI outlets for water softener.

E. Reinstall (1) 30 Amp 240V circuit for well pressure switch.

F. Furnish and install (1) GFI outlet.

G. Furnish and install Siemens breakers for panel.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, lamps, LED lamps, plug strips, lightening protection exterior light package, emergency lights, sod, generator, landscape lighting, well pressure switch, EV charger, automatic transfer switch, irrigation System, sprinkler timer, plants, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 #: 25-102  
Amount: \$ 3,908.25

## WORK AUTHORIZATION FOR MAINTENANCE SERVICES - #25-22

This Work Authorization (the “Work Authorization”), dated July 29, 2025, authorizes certain work in accordance with that certain *AGREEMENT BETWEEN THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT AND MCHENRY ELECTRIC, INC., FOR GENERAL MAINTENANCE SERVICES* (the “Agreement”), dated April 6, 2022, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and whose mailing address is 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 (the “District”); and

**MCHENRY ELECTRIC, INC.**, a Florida for profit corporation, with a mailing address of 50 Hatchew Road, Miramar Beach, Florida 32550 (hereinafter “Contractor”, together with District the “Parties”).


**Section 1. Scope of Services.** Contractor shall provide repair and maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “Services”).

**Section 2. Compensation and Term.** It is understood and agreed that the payment of compensation for the Services under this Work Authorization shall be in the amount and for the term set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**Section 3. Acceptance.** Acceptance of this Work Authorization will authorize the Contractor to complete the Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

### SOMERSET COMMUNITY DEVELOPMENT DISTRICT

  
Assistant Secretary

  
Robert Stenhammer (Jul 29, 2025 10:24:18 CDT)

By: Robert Stenhammer  
Its: Chairman

### MCHENRY ELECTRIC, INC.

Niki Carr  
Niki Carr (Jul 29, 2025 09:28:35 CDT)  
Witness

D. Clayton McHenry  
D. Clayton McHenry (Jul 29, 2025 11:26:27 CDT)

By: D. Clayton McHenry  
Its: President

**Exhibit A: Proposal/Scope of Services**



No. 25-102

## Proposal

## McHenry Electric, Inc

"Proudly Serving the Emerald Coast Since 1984"  
 50 Harchew Road  
 Miramar Beach, FL 32550  
 (850) 837-9003  
 ER 0009321

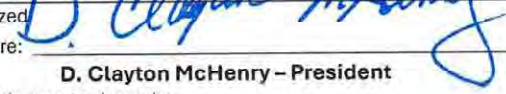
|   |                       |   |                        |
|---|-----------------------|---|------------------------|
| Proposal Submitted To:<br>Somerset CDD & Rizzetta & Company, Inc. |                       | Phone:<br>850-334-9055                            | Date:<br>July 29, 2025 |
| Street:<br>3434 Colwell Ave Suite 200                             |                       | Job Name:<br>Lighting                             |                        |
| City, State, and Zip code:<br>Tampa, FL 33614                     |                       | Job Location:<br>N Castle Harbour Dr              |                        |
| Architect:<br>N/A   | Date of plans:<br>N/A | City, State and Zip code:<br>Alys Beach, FL 32461 |                        |

We propose hereby to furnish material and labor – complete in accordance with specifications below, for the sum of:  
 Three thousand nine hundred eight dollars and 25/100 ----- (\$ 3,908.25)

## Payment 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.  
 100% due upon completion.

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: Restore lighting to N Castle Harbour on East side.  
 Includes the following :

A. Troubleshoot circuitry for lighting on N Castle Harbour.

B. Furnish and install (2) photocells to replace defective.

C. Trench a portion on N Castle Harbour Dr to locate damage to underground piping.

D. Furnish and install electrical wiring to replace missing wiring between streetlights.

E. Furnish and install (1) J-Box in-between streetlights to replace damaged.

F. Furnish and install (2) SATCO lightbulbs to replace faulty.

G. Furnish and install (10') PVC conduit to replace damaged on N Castle Harbour Dr.

H. Furnish and install electrical wiring to replace damaged wiring in piping.

Does Not Include: any warranty, liability, responsibility for any existing electrical wiring, fixtures, lamps, LED lamps, plug strips, lightening protection exterior light package, emergency lights, sod, generator, landscape lighting, EV charger, automatic transfer switch, garage door openers, plants, sod, painting, or patching. All to be supplied by others.

**Acceptance of proposal** – The above prices, specifications, and conditions are satisfactory and are hereby accepted. You 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 \_\_\_\_\_

# Rip's Professional Lawn Care



## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #25-12 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated June 11, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.

[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

  
By: James R Thompson  
Its: President

## Exhibit A: Proposal/Scope of Additional Services



### Proposal

Proposal No.: 343056  
Proposed Date: 05/21/25

| PROPERTY:   | FOR:                        |
|---|-----------------------------|
| <del>Alys Beach Neighborhood Association</del> Somerset CDD<br>Rizzetta Accounts Payable<br>3434 Colwell Ave. Suite 200<br>Tampa , FL 33614 | Turf Damage at East Buttery |

| ITEM                        | QTY    | UOM   | UNIT PRICE | EXT. PRICE | TOTAL      |
|-----------------------------|--------|-------|------------|------------|------------|
| Turf Damage at East Buttery |        |       |            |            |            |
| Landscape Material          |        |       |            |            | \$2,672.00 |
| Tiff Taught Sod             | 800.00 | Sq ft | \$1.84     | \$1,472.00 |            |
| Labor                       | 16.00  | HR    | \$75.00    | \$1,200.00 |            |
|                             |        |       |            | Total:     | \$2,672.00 |

## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #25-13 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated June 27, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).


**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.


[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

  
James R Thompson (Jun 29, 2025 05:49 CDT)

By: James R Thompson  
Its: President

## Exhibit A: Proposal/Scope of Additional Services

# Juniper

### Proposal

Proposal No.: 349391

Proposed Date: 06/27/25

| PROPERTY:  | FOR:   |
|--|--|
| Somerset Community Development District<br>Kim O'Mera<br>84 Elbow Beach Road-Somerset Community Highway<br>30A Corridor<br>Inlet Beach, FL 32461 | Lake Marilyn - Repair Lake Level Control Cla Valve |

The valve is not opening as required. This NTE is to troubleshoot and, if costs are within the \$7500 specified, make repairs. If additional costs become necessary, client will be notified prior to work continuing.

This valve is one of two, this is the east valve, valves that supply water to and maintain water level in the lake,

| ITEM   | QTY  | UOM | UNIT PRICE | EXT. PRICE | TOTAL      |
|--|------|-----|------------|------------|------------|
| Lake Marilyn - Repair Lake Level Control Cla Valve |      |     |            |            |            |
| NOT TO EXCEED                                      |      |     |            |            | \$7,500.00 |
| NOT TO EXCEED LABOR AND MATERIALS                  | 1.00 | EA  | \$7,500.00 | \$7,500.00 |            |
|  |      |     |            | Total:     | \$7,500.00 |

## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #25-14 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated June 30, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.


[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_



## Exhibit A: Proposal/Scope of Additional Services

Rips Professional Lawncare LLC  
PO Box 919883  
Orlando, FL 32891



| Bill To  |
|--|
| Somerset Community Development District<br>c/o Rizzetta and Company<br>3434 Colwell Ave., Suite 200<br>Tampa, FL 33614 |

| Date          | Due Date  |
|---------------|-----------|
| 06/30/25      | 7/30/2025 |
| Account Owner | PO#       |
| JEREMY MAVITY |           |

| Item   | Qty/UOM  | Rate     | Ext. Price | Amount     |
|--|----------|----------|------------|------------|
| #346303 - Irrigation Mainline Repair - North Somerset Across from North End Hognenny Alley |          |          |            | \$6,994.25 |
| <i>Mainline Repair NOT TO EXCEED - 06/30/2025</i>  |          |          |            |            |
| 8" ADS single Wall Solid Pipe  | 5.00FT   | \$30.00  | \$150.00   |            |
| 8" x 12" Stainless Steel Band Clamp Coupling   | 2.00EA   | \$325.00 | \$650.00   |            |
| Actual Labor Used  | 165.18EA | \$75.00  | \$6,194.25 |            |

Grand Total \$6,994.25

RECEIVED

| 1-30 Days   | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|-------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$15,969.25 | \$0.00                   | \$0.00                   | \$0.00                    | \$0.00                  |

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.

Thank you for allowing us to serve you.

(850) 233-6396

## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #25-15 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated July 11, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.


[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.


  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

  
By: Rip Thompson  
Its: President

## Exhibit A: Proposal/Scope of Additional Services

### Proposal

Proposal No.: 350006

Proposed Date: 07/01/25

| PROPERTY:  | FOR:   |
|--|--|
| Somerset Community Development District<br>Kim O'Mera<br>84 Elbow Beach Road-Somerset Community Highway<br>30A Corridor<br>Inlet Beach, FL 32461 | Replace Medjool Palm along 30A between Schuyler Ct and N, Sea Garden St. |

Replace declined Medjool Palm with specimen of similar Height



| ITEM   | QTY   | UOM | UNIT PRICE | EXT. PRICE | TOTAL      |
|--|-------|-----|------------|------------|------------|
| Replace Medjool Palm along 30A between Schuyler Ct and N, Sea Garden St. |       |     |            |            |            |
| Site Prep  |       |     |            |            | \$1,250.00 |
| Remove and Dispose of Existing Declined Tree                             | 12.00 | HR  | \$75.00    | \$900.00   |            |
| Debris by the truck  | 1.00  | 1   | \$350.00   | \$350.00   |            |

Rips Professional Lawncare LLC • 511 N Highway 79 • Panama City Beach, FL 32413  
Phone: (850) 233-6396

Page 1/2

|                                     |      |    |            |                   |
|-------------------------------------|------|----|------------|-------------------|
| <b>Landscape Material</b>           |      |    |            | <b>\$8,730.00</b> |
| Medjool Date Palm, 32'              | 1.00 | EA | \$7,800.00 | \$7,800.00        |
| Labor                               | 6.00 | HR | \$75.00    | \$450.00          |
| Heavy Equipment (includes operator) | 4.00 | HR | \$120.00   | \$480.00          |
| <b>Total:</b>                       |      |    |            | <b>\$9,980.00</b> |

Guarantee: Any alteration from these specs involving additional costs will be executed only upon written order and will become an extra charge over and above estimate.

Standard Warranty: Rips Professional Lawncare agrees to warranty irrigation, drainage and lighting for 1 year, trees and palms for 6 months, shrubs and ground cover for 3 months, and sod for 30 days. This warranty is subject to and specifically limited by the following:

Warranty is not valid on relocated material, annuals and any existing irrigation, drainage and lighting systems. Warranty is not valid on new plant material or sod installed without automatic irrigation. Warranty does not cover damage from pests or disease encountered on site, act of God, or damage caused by others. Failure of water or power source not caused by Rips Professional Lawncare will void warranty. The above identified warranty periods commence upon the date of completion of all items included in this proposal. Standard Warranty does not modify or supersede any previously written agreement.

Rips Professional Lawncare is not responsible for damage to non-located underground.

Residential Agreement: A deposit or payment in full will be required before any work will begin. Any and all balance will be due upon job completion in full, unless otherwise noted in writing. All work will be performed in a workman like manner in accordance to said proposal. Any additional work added to original proposal will require written approval, may require additional deposits and will be due on completion with any remaining balances owed.

**DUE TO THE NATURE OF MATERIAL COST VOLATILITY, WE ARE CURRENTLY HOLDING PRICING FOR THIRTY (30) DAYS FROM PROPOSAL DATE**

\_\_\_\_\_  
Signature (Owner/Property Manager)

\_\_\_\_\_  
Date

\_\_\_\_\_  
Printed Name (Owner/Property Manager)

\_\_\_\_\_  
Signature - Representative

\_\_\_\_\_  
Date

## FORM OF ADDITIONAL SERVICES ORDER

### WORK AUTHORIZATION #25-16 FOR ADDITIONAL LANDSCAPE AND IRRIGATION MAINTENANCE SERVICES

THIS WORK AUTHORIZATION (the “**Work Authorization**”), dated June 31, 2025, authorizes certain work in accordance with that certain *Landscape and Irrigation Maintenance Services Agreement* (the “**Agreement**”), dated October 1, 2021, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, being situated in Walton County, Florida, and having offices at c/o Rizzetta & Company, Inc., 120 Richard Jackson Blvd., Suite 220, Panama City Beach, Florida 32407 (“**District**”); and

**RIP’S PROFESSIONAL LAWN CARE, INC.**, a Florida corporation, with a mailing address of 511 North Highway 79, Panama City Beach, Florida 32413 (the “**Contractor**,” and collectively with the District, the “**Parties**”).

**SECTION 1. SCOPE OF SERVICES.** In addition to the Services described in the Agreement and any Exhibits and Amendments thereto, the Contractor will provide additional landscape and irrigation maintenance services, as set forth in the attached **Exhibit A**, which is incorporated herein by reference, all in accordance with the terms of the Agreement (collectively, the “**Additional Services**”).

**SECTION 2. COMPENSATION.** It is understood and agreed that the payment of compensation for the Additional Services under this Work Authorization shall be in the amount set forth in the attached **Exhibit A**, and in the manner set forth in the Agreement.

**SECTION 3. ACCEPTANCE.** Acceptance of this Work Authorization will authorize the Contractor to complete the Additional Services as outlined above and is indicated by the signature of the authorized representative of the District and the Contractor in the spaces provided below. Contractor shall commence the aforesaid Additional Services as provided herein and shall perform the same in accordance with the terms and conditions of the Agreement, which, except to the extent expressly altered or changed in this Work Authorization, remain in full force and effect.


[REMAINDER OF PAGE LEFT INTENTIONALLY BLANK]

IN WITNESS WHEREOF, the Parties hereto have caused this Work Authorization to be executed the day and year first above written.

  
Secretary/Assistant Secretary

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

  
Chairman, Board of Supervisors

  
Witness

**RIP'S PROFESSIONAL LAWN CARE, INC.**

By: \_\_\_\_\_  
Its: \_\_\_\_\_



## Exhibit A: Proposal/Scope of Additional Services

Rips Professional Lawncare LLC  
PO Box 919883  
Orlando, FL 32891



| Bill To  |
|--|
| Somerset Community Development District<br>c/o Rizzetta and Company<br>3434 Colwell Ave., Suite 200<br>Tampa, FL 33614 |

| Date          | Due Date  |
|---------------|-----------|
| 07/31/25      | 8/30/2025 |
| Account Owner | PO#       |
| JEREMY MAVITY |           |

| Item   | Qty/UOM | Rate    | Ext. Price | Amount          |
|--|---------|---------|------------|-----------------|
| <b>#352743 - Service Calls - Repair Broken Irrigation Mainline at S.W Buttery Valve Bank</b> |         |         |            | <b>\$610.50</b> |
| <i>Components - 07/18/2025</i>   |         |         |            |                 |
| 2" PVC Irrigation Fittings   | 4.00EA  | \$12.00 | \$48.00    |                 |
| Irrigation Tech Labor  | 7.50HR  | \$75.00 | \$562.50   |                 |
| <b>Grand Total</b>   |         |         |            | <b>\$610.50</b> |

| 1-30 Days    | 31-60 Days<br>(Past Due) | 61-90 Days<br>(Past Due) | 91-120 Days<br>(Past Due) | 121+ Days<br>(Past Due) |
|--------------|--------------------------|--------------------------|---------------------------|-------------------------|
| \$214,424.44 | \$0.00                   | \$0.00                   | \$0.00                    | \$0.00                  |

\*\*Aging displayed on invoice only refers to balances after 1/1/18 for this property.

\*\*\*This invoice is governed by, and specifically incorporates, the terms and conditions agreed to by the parties in the Proposal/Contract referenced above.



## **Tab 4**



INNERLIGHT ENGINEERING CORPORATION

11490 Emerald Coast Parkway, Suite 2W  
Miramar Beach, Florida 32550  
Phone: 850.424.5855

July 31, 2025

Ms. Kim O'Mera  
C/O Somerset Community Development District  
84 Elbow Beach Road  
Alys Beach, Florida 32461

**Re: Proposal for Surveying Services  
Alys Beach – Tidal Water Survey  
Walton County, Florida**

Dear Ms. O'Mera:

On behalf of Innerlight Engineering Corporation, please accept this proposal for the aforementioned property. The Specifics are presented below; the term **Engineer** represents Innerlight Engineering Corporation, the term **Client** refers to the Entity as provided in signature block below:

**WHEREAS**, the Client wishes to engage Engineer for the performance of Professional Engineering Services; and has determined that Engineer is qualified to serve as Engineer for the Client; and

**WHEREAS**, Client intends to employ Engineer to perform one or more of the following services as specified and contractually obligated through authorized requests in writing:

- Land Surveying
- Land Planning
- Civil Engineering
- General Transportation and Traffic Engineering
- General Consulting
- Entitlements and / or Permitting
- Technical Studies
- Construction Administration
- Construction Observation
- Miscellaneous Tasks Requested by Client and within the Expertise of Innerlight Engineering Corporation, it's Employees and / or Sub-Consultants

**WHEREAS**, Engineer shall serve as Client's professional representative in each service or project to which this Agreement applies and will give consultation and advice to Client during the performance of his services. **NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the Client to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

### **Basis of Scope and Understanding**

It is the Engineer's understanding that the tasks herein will consist of preparing a Tidal Water Survey for Alys Beach Blocks AC, MM and KK (Tasks 1-5 Below). In addition, additional scope tasks to prepare topographic surveys and delineation of the dune and beach system are also included as described in Tasks 6-8 below.

### **Scope of Services**

#### **Task 1: Tidal Water Survey** **\$12,500.00**

The scope of work is anticipated to include the following:

- Perform a limited boundary survey on the subject property to establish relevant property boundaries in accordance with the Minimum Technical Standards as prescribed by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 FAC, pursuant to Section 472.027, Florida Statutes. The scope of the work includes:
  - Establishment of survey control traversing the subject property and field location of existing property monumentation and pertinent features to identify boundary lines.
  - Analysis and evaluation of field located data and preparation of a Tidal Water Survey in accordance with the Minimum Technical Standards as prescribed by Florida State Statutes.

#### **Task 2: Topography for Mean High Water Line** **\$4,500.00**

The scope of work is anticipated to include the following:

- Prepare a limited topographic survey on the subject property to meet the Minimum Technical Standards as prescribed by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 FAC, pursuant to Section 472.027, Florida Statutes. The scope of the work includes:
  - Establishment of vertical datum and field survey control traversing the subject property and field location of pertinent topographic features.
  - Collect Topographic Survey Elevations on NAVD 88 Datum in a grid pattern not greater than +/-50 feet.
  - Establishment of the Mean High Water Line of The Gulf of Mexico

#### **Task 3: Establish southern property line for Alys Beach Block AC** **\$2,250**

The scope of work is anticipated to include the following:

- Establish the property boundary between private ownership within Alys Beach Block AC and property owned by the Alys Beach Neighborhood Association and EBSCO Gulf Coast Development

#### **Task 4: Establish southern property line for Alys Beach Block MM** **\$2,250**

The scope of work is anticipated to include the following:

- Establish the property boundary between private ownership within Alys Beach Block MM and property owned by the Alys Beach Neighborhood Association and EBSCO Gulf Coast Development

**Task 5: Establish southern property line for Alys Beach Block KK** **\$2,250**

The scope of work is anticipated to include the following:

- Establish the property boundary between private ownership within Alys Beach Block KK and property owned by the Alys Beach Neighborhood Association and EBSCO Gulf Coast Development

**Task 6: Delineate / Create Survey Record of Beach & Dune Limits** **\$4,250**

The scope of work is anticipated to include the following:

- Survey delineate and create a survey record, then prepare specific purpose survey describing in detail the beach zone and beach dune zone within the limits of Alys Beach.

**Task 7: Topographic Survey of Entire Beach Zone with Alys Limits** **\$8,250**

The scope of work is anticipated to include the following:

- Prepare a topographic survey on the subject property to meet the Minimum Technical Standards as prescribed by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 FAC, pursuant to Section 472.027, Florida Statutes. The scope of the work includes:
  - Establishment of vertical datum and field survey control traversing the subject property and field location of pertinent topographic features.
  - Collect Topographic Survey Elevations on NAVD 88 Datum in a grid pattern not greater than +/-20 feet.
  - This task does not include collection of topography along / to determine mean high-water line as it is part of Task 2 above.

**Task 8: Topographic Survey of Dune Zone with Alys Limits** **\$8,250**

The scope of work is anticipated to include the following:

- Prepare a topographic survey on the subject property to meet the Minimum Technical Standards as prescribed by the Florida Board of Professional Land Surveyors in Chapter 61G17-6 FAC, pursuant to Section 472.027, Florida Statutes. The scope of the work includes:
  - Establishment of vertical datum and field survey control traversing the subject property and field location of pertinent topographic features.
  - Collect Topographic Survey Elevations on NAVD 88 Datum in a grid pattern not greater than +/-20 feet.
  - This task includes topography collection within limits of the linear dune system within Alys Beach property limits only.

***ASSUMPTIONS and EXCLUSIONS***

The following assumptions and exclusions are noted:

- Services other than those specifically outlined above are excluded.

***COMPENSATION***

It is understood and agreed that the payment of compensation for services under this contract shall be based upon the Professional Services Agreement and the following:

- A. Lump Sum – The Client agrees to compensate Engineer for services rendered in connection with the Scope of Work outlined above on a lump sum basis individually as outlined in the Tasks above. With monthly progress billings based on the Consultant's estimate of the percent complete.
- B. **A Retainer in the amount of \$0** will be due upon authorization to proceed and will be applied to the final invoice for services.

***REIMBURSABLE EXPENSES***

It is understood and agreed that the payment of compensation for Reimbursable Expenses under this contract shall be based upon the executed Professional Services Agreement. Reimbursable expenses consist of actual expenditures made by the Engineer, its employees, or its consultants in the interest of the Client for the incidental expenses such as expenses of reprographics, postage and handling, courier service, and any other such direct expenses. All direct expenses will be calculated to include a twenty percent (20%) multiplier.

**GENERAL CONTRACT LANGUAGE:**

**ARTICLE 1. INVOICES.** The Client shall have 15 calendar days upon the receipt of an invoice to review said invoice and may dispute if warranted said invoice. If disputed, Client shall notify Engineer in writing within 15 calendar days upon which portion of Invoice is being disputed with a detailed explanation. If no notification is made within 15 calendar days, the invoice will be considered undisputed and be immediately due and payable.

**ARTICLE 2. SPECIAL CONSULTANTS.** When authorized in writing by the Client, additional special consulting services shall be paid for on a cost basis plus 20%.

**ARTICLE 3. ACCOUNTING RECORDS.** Records of Engineer pertaining to the services provided hereunder shall be kept on a basis of generally accepted accounting principles.

**ARTICLE 4. REUSE OF DOCUMENTS.** All documents including drawings and specifications furnished by Engineer pursuant to this Agreement are instruments of service. They are not intended or represented to be suitable for reuse by Client or others on extensions of the work for which they were provided or on any other project. Any reuse without specific written consent by Engineer will be at the Client's sole risk and without liability or legal exposure to Engineer.

**ARTICLE 5. ESTIMATE OF COST.** Since Engineer has no control over the cost of labor, materials or equipment or over a contractor's(s) methods of determining prices, or over competitive bidding or market conditions, his opinions of probable cost provided as a service hereunder are to be made on the basis of his experience and qualifications and represent his best judgment as a design professional familiar with the construction industry, but Engineer cannot and does not guarantee that proposals, bids, or the construction costs will not vary from opinions of probable cost prepared by Engineer. If the Client wishes greater assurance as to the construction costs, it shall employ an independent cost estimator at its own expense. Services to modify approved documents to bring the construction cost within any limitation established by the Client will be considered additional services and justify additional fees.

**ARTICLE 6. INSURANCE.** Engineer shall, at its own expense, maintain insurance during the performance of its services under this Agreement, including but not necessarily limited to Workers Compensation, General Liability and Professional Liability for Errors and Omissions Insurance.

**ARTICLE 7. INDEMNIFICATION.** The Engineer agrees, to the fullest extent permitted by law, to indemnify, defend, and hold the Client harmless of and from any and all liabilities, claims, causes of action, demands, suits, or losses arising from the negligent acts, errors or omissions of the Engineer, Engineer's agents or employees, in the performance of professional services under this Agreement.

The Client agrees, to the extent permitted by law, to indemnify and hold the Engineer harmless from any damage, liability or cost to the extent caused by the Client's own negligent acts, errors or omissions and those of the Client's agents or employees arising from the obligations and duties of the Client under this Agreement.

The Client acknowledges and agrees that from time to time, the Engineer may be authorized to perform Construction Administration or Observation of a construction activity or other related work performed by a Contractor for the benefit of the Client's project. It is further agreed that the Client agrees that the Engineer is not responsible for the actions or performance of the Contractor and that the Client will defend, indemnify, and hold harmless the Engineer from any claim or suit whatsoever, including but not limited to all payments and expenses, including all attorney fees and costs of defense or other costs involved arising from or alleged to have arisen from the Contractor's performance or the failure of the Contractor's work to conform to the design intent and the Contract Documents.

The Client acknowledges and agrees that although the Engineer will perform all work with professional care, the Engineer cannot guarantee the actions of government officials and agencies to grant the desired approvals.

**ARTICLE 8. LIMITS OF LIABILITY.** As used in this Article, "Engineer" includes Engineer, Engineer's sub-consultants, and their respective partners, officers, directors, shareholders, and employees.

Engineer and Client have discussed the risks and rewards associated with this project, as well as Engineer's fee for services. Client and Engineer agree to allocate certain risks so that, to the fullest extent permitted by law, Engineer's total aggregate liability (including attorney's fees awarded under this Agreement) to Client and all contractors and subcontractors is limited to \$80,000 (eighty thousand U.S. dollars) or the Engineer's total fee identified by the respective scope fee identified in specific Work Authorization related to this Agreement and respective claim, whichever is greater, regardless of the legal theory under which such liability is imposed, for any and all injuries, damages, claims, losses, expenses or claim expenses (including attorneys' fees) arising out of this Agreement from any cause or causes. Such causes include, but are not limited to, Engineer's negligence, errors, omissions, strict liability, breach of contract, or breach of warranty. Neither the Contractor nor any subcontractor assumes any liability for damages to others which may arise on account of Engineer's actions or inactions.

In any action to enforce or interpret the terms of this Agreement, the prevailing party shall be awarded, in addition to any other remedy or compensation, its attorneys' fees and costs, including fees of expert witness. In any action against Engineer (including any cross-action, cross-complaint or third-party complaint), Engineer shall be deemed the prevailing party unless Client receives a judgment exceeding the limitation amount stated in this Article.

In no event shall Engineer of any tier defined herein be liable in contract, tort, strict liability, warranty or otherwise, for any special, incidental or consequential damages, such as, but not limited to, delay, disruption, loss of product, loss of anticipated profits or revenue, loss of use of the equipment or system, non-operation of other equipment or systems, cost of capital, or cost of purchase or replacement equipment systems or power.

**ARTICLE 9. CONTROLLING LAW.** Engineer and the Client agree that this Agreement shall be controlled and governed by the laws of the State of Florida.

**ARTICLE 10. ASSIGNMENT.** The Client shall not assign, sublet, or transfer any rights under or interest in this Agreement without the express written consent of the Engineer. Nothing in this paragraph shall prevent the Engineer from employing such independent professional associates and consultants as Engineer deems appropriate, pursuant to Article 5 herein.

**ARTICLE 11. TERMINATION.** Either the Client or Engineer may terminate this Agreement without cause upon thirty (30) days written notice. At such time as Engineer receives notification of the intent of the Client to terminate the contract, Engineer shall not perform any further services unless directed to do so by the Client. In the event of any termination without cause, Engineer will be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The Client may terminate this Agreement with cause upon written notice to Engineer. In the event of any termination for cause, Engineer shall not perform any further services for the Client after Engineer's receipt of notification of termination for cause, but Engineer shall be paid for services rendered to the date of termination and all reimbursable expenses incurred to the date of termination.

The Engineer reserves the right to terminate or suspend all work for the Client if unpaid, undisputed invoices are 15 days past due.

**ARTICLE 12. RECOVERY OF COSTS AND FEES.** In the event either party is required to enforce this Agreement by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the other party all costs incurred, including reasonable attorneys' fees.

**ARTICLE 13. MISCELLANEOUS.**

**Amendment.** No amendment, supplement, modification or waiver of this Agreement shall be binding unless executed in writing by all parties hereto after notice as required by law.

**Headings.** The headings of the sections and paragraphs in this Agreement are for convenience of the reader and do not control the meaning of the provisions of this Agreement.

**Severability.** If any provision of this Agreement is declared invalid or unenforceable in a court of competent jurisdiction, the other provisions of this Agreement shall remain in full force and effect.

**Drafting.** Both parties have participated in the drafting and preparation of this Agreement and the provisions hereof shall not be construed for or against any party by reason of authorship. The parties to this Agreement have consulted their own legal, accounting and tax consultants as part of their due diligence in entering into this Agreement.

**No. Waiver.** No waiver of any of the provisions of this Agreement shall be deemed to or shall constitute a waiver of any other provision of this Agreement, whether or not similar, unless otherwise expressly provided. Neither the failure nor any delay by any party hereto in exercising any right or power under this Agreement nor any course of dealings between the Engineer, on the one hand, and the Client, or its permitted assignee; on the other hand, such waiver will operate as a waiver of such right or power, and no single or partial exercise of any such right or power will preclude any other or further exercise of such right or power or the exercise of any other right or power of any Party.

**ARTICLE 14. ACCEPTANCE.** Acceptance of this Agreement is indicated by the signature of the authorized representative of the Client and the Engineer in the spaces provided below. This agreement shall become null and void if not executed by either party within 30 days of the preparation of this document.

Innerlight Engineering Corporation  
"Engineer"

X   
\_\_\_\_\_  
Authorized Signature

By: James A. Martelli, P.E.

Its: Managing Director

Date: July 31, 2025

Somerset Community Development District  
"Client"

X \_\_\_\_\_  
Authorized Signature

By (Print Name): \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

## **Tab 5**



# INNERLIGHT ENGINEERING CORPORATION

11490 Emerald Coast Parkway • Suite 2W • Miramar Beach, Florida • 32550

www.ieceng.com

*THINK*

•

*SOLVE*

•

*SERVE*

## SOMERSET COMMUNITY DEVELOPMENT DISTRICT

### Work Authorization No. 5

### Pavement Management Manual Update

(ALYS BEACH, FLORIDA)

August \_\_ 2025

THIS WORK AUTHORIZATION AGREEMENT, MADE AND ENTERED INTO THIS \_\_ DAY OF AUGUST, 2025 is presented according to the requirements established within the executed "Agreement Between Somerset Community Development District and Innerlight Engineering Corporation for Professional Engineering Services" (Blanket Agreement) made and entered into on May 12, 2014 (and ratified by the District Board of Supervisors at the August 11, 2014 Board Meeting), whose mailing addresses are as follows:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, and located in Walton County, Florida, whose address is 120 Richard Jackson Boulevard, Panama City Beach, FL 32407 (the "District"), and

**INNERLIGHT ENGINEERING CORPORATION**, whose mailing address is 11490 Emerald Coast Parkway, Suite 2W, Miramar Beach, Florida, 32550 ("Engineer").

**WHEREAS**, the District wishes to engage Engineer for the performance of Professional Engineering and / or Surveying Services; and has determined that Engineer is qualified to serve as Engineer for the Client; and

**WHEREAS**, the District intends to employ Consultant to perform one or more of the following services as specified and contractually obligated through authorized requests in writing:

- Civil Engineering
- Land Surveying
- Technical Studies
- Infrastructure Conditions Assessment

**WHEREAS**, Engineer shall serve as District's professional representative in each service or project to which this Agreement applies and will give consultation and advice to District during the performance of his services. **NOW, THEREFORE**, for and in consideration of the mutual covenants herein contained the acts and deeds to be performed by the parties, and the payments by the District to the Engineer of the sums of money herein specified, it is mutually covenanted and agreed as follows:

### **Exhibit A: Scope of Services.**

It is the Engineer's understanding that the Somerset Community Development District desires to update the previously published Pavement Management Manual dated May 30, 2024.

#### **Task 1: Pavement Management Document (2025 Update)** **\$4,800.00**

The scope of work includes updating the previously published Pavement Management Manual dated May 30, 2024, specific to the Somerset CDD owned and maintained segments of the Cobblestone Road System within Alys Beach. The scope is anticipated to include the following specifics:

- Conduct roadway conditions field assessment utilizing the principles and practices outlined in the previously published pavement management manual and conduct visual inspection of each roadway segment. Obtain relevant photographs and data and analysis as may be required to create conditions assessment report.
- Update relevant exhibits, tables and graphs within the PMM document based on the field assessment review described above.
- Update roadway maintenance and repair matrix based on field conditions assessment.
- Update rehabilitation and maintenance schedule as necessary.
- Update overall PMM document to reflect current conditions.

#### ***ASSUMPTIONS and EXCLUSIONS***

The following assumptions and exclusions are noted:

- Services other than those specifically outlined in Task 1 above are excluded.

### **Exhibit D: Compensation.**

- I. **Basic Services:** As full and complete compensation for basic services, Innerlight Engineering Corporation shall be paid basic compensation in accordance with (a) below:

- a. **A Fixed Fee of thirty thousand, three hundred dollars and No Cents (\$4,800.00).**

- II. **Hourly Rates:** Not Applicable

**REIMBURSABLE EXPENSES.** It is understood and agreed that the payment of compensation for Reimbursable Expenses under this contract shall be based upon the executed Professional Services Agreement.

**ACCEPTANCE.** Acceptance of this Agreement will authorize by writing Innerlight Engineering Corporation to complete the Scope of Work as outlined above and is indicated by the signature of the authorized representative of the District and the Engineer in the spaces provided below.

IN WITNESS WHEREOF, the parties hereto have caused these present to be executed the day and year first above written.

**Attest:**

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**Assistant Secretary/Secretary**

By: **Chairman, Board of Supervisors**  
**INNERLIGHT ENGINEERING CORPORATION**



\_\_\_\_\_  
**Witness**

By: **James A. Martelli, P.E.**  
Its: **Director**

## **Tab 6**

A wide, cobblestone-paved street in a residential area. On the left, there are white buildings with green shutters and arched doorways. On the right, there are white buildings and several tall palm trees. The street is paved with dark grey cobblestones and has a central manhole cover. The sky is clear and blue.

# **SOMERSET CDD**

## **STORMWATER OPERATION & MAINTENANCE PLAN**



# SOMERSET COMMUNITY DEVELOPMENT DISTRICT

## STORMWATER OPERATION & MAINTENANCE PLAN

**PREPARED FOR:**

SOMERSET COMMUNITY DEVELOPMENT DISTRICT  
120 RICHARD JACKSON BLVD, SUITE 220  
PANAMA CITY BEACH, FLORIDA 32407

**PREPARED BY:**

INNERLIGHT ENGINEERING CORPORATION  
11490 EMERALD COAST PARKWAY, SUITE 2W  
MIRAMAR BEACH, FLORIDA 32550

**DATE:** AUGUST 5, 2025



## Executive Summary

This report outlines the operation and maintenance activities related to stormwater management for the Somerset Community Development District (CDD). To support the longevity, functionality, and regulatory compliance of the District's stormwater management facilities (SWMFs), it has been prepared in accordance with the Northwest Florida Water Management District's Environmental Resource Permit Application Handbook (Volume I, Section 12.4.1(a)). This document provides guidance on procedures and schedules to operate and maintain the stormwater management systems.

This report includes:

- **Stormwater Management Facilities & Components:** A detailed overview of each stormwater phase/facility within the Somerset CDD, identifying location, component types, and interconnections across the District.
- **Operation & Maintenance Procedures:** Inspection checklists, routine maintenance schedules, and corrective measures necessary to preserve the system's intended performance and functionality.

The findings and exhibits within this report are based on various sources, including but not limited to the Alys Beach Master Plan by Khory Vogt Architects, civil engineering construction drawings for individual phases or blocks, as-built or specific-purpose surveys, historical aerials, and photographs. Key assumptions and limitations are outlined in the Disclaimer and Assumptions chapter to provide context for interpreting the data.

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## 1.0 Introduction

This chapter establishes the context and objectives of the report by outlining its purpose, background, scope, and methodology. It provides an overview of the Alys Beach development within the Somerset Community Development District (CDD) and details the approach used to document the existing stormwater management facilities and outline ongoing maintenance needs.

### 1.1. Purpose

The purpose of this report is to provide the Somerset CDD with operation and maintenance (O&M) guidance for the existing stormwater management facilities. By documenting facility characteristics and outlining recommended procedures, this report promotes the ongoing efforts to maintain performance, regulatory compliance, and infrastructure longevity.

### 1.2. Background of the Somerset CDD

The Somerset Community Development District (CDD) encompasses specific areas within the Alys Beach Development, focusing on infrastructure systems such as stormwater management, irrigation, lighting, and select roadway segments. These systems contribute to the functionality and sustainability of the community, and the Somerset CDD is responsible for their ongoing management and maintenance.

### 1.3. Scope

This report focuses solely on stormwater management systems located within the jurisdiction of the Somerset CDD. It includes descriptions of each stormwater facility, design characteristics, and recommended operation and maintenance procedures. All information is based on available data at the time of report preparation and is intended for general references and planning purposes only.

### 1.4. Methodology

The information presented in this report was compiled through a combination of field observations, document review, and engineering analysis. This approach was used to develop an understanding of the existing stormwater management facilities within the Somerset CDD and to provide relevant guidance for their continued maintenance.

1. **Field Observations:** Site visits were conducted to visually assess stormwater facilities and identify existing structures, general conditions, and accessibility. Observations were used to confirm the presence of design features and note any visible deficiencies from the designed plans.
2. **Document Review:** Relevant engineering documents, including the stormwater management plan and construction drawings, were reviewed to gather technical information on the layout, design intent, and permitting of stormwater systems.
3. **Engineering Analysis:** Data collected from field observations and supporting documents were analyzed to compile a current inventory of stormwater assets. This analysis focused on identifying design characteristics of each facility and evaluating their consistency with the systems' original design intent.

## 2.0 Stormwater Management Facilities

This chapter provides an overview of the stormwater management facilities within the Somerset Community Development District (CDD). The primary focus is on the stormwater management facility types and associated infrastructure that contribute to effective stormwater conveyance, treatment, and storage. Each subsection describes the overview, location, operation, and components of individual stormwater phases/facilities, with supporting visuals and summarized design data included.

The overall stormwater management facilities map is provided in **Exhibit 2-0** (Appendix A), which outlines the locations of all verified stormwater facilities and conveyance infrastructure throughout the Somerset CDD.

Stormwater facilities within the CDD typically operate as one of the following systems:

- **Swale:** A swale is a shallow, graded channel designed to convey runoff, promote rapid infiltration into the soil, and trap pollutants through vegetation and soil filtration. Typically dry between storms, swales infiltrate the runoff and provide sediment and nutrient removal before recharging the groundwater.
- **Exfiltration System:** An exfiltration system is an underground system designed to manage both the quantity and quality of stormwater runoff by facilitating infiltration into the ground. Traditionally this is accomplished by utilizing perforated HDPE pipe(s), within a trench of washed FDOT #57 stone, wrapped with a geotextile fabric.
- **Contech Vault or Arch System:** A Contech Vault or Arch System utilizes underground vaults, a combination of aluminum structural plates, aluminum corrugated metal pipes, and exfiltration trenches with washed FDOT #57 stone to manage the stormwater quantity and quality.

Below is a brief overview of common components referenced throughout the facility-specific sections:

- **Stormwater Pipes:** Convey runoff from roads and parking areas to downstream stormwater facilities. Common materials in Alys Beach include High-Density Polyethylene (HDPE) and aluminum Corrugated Metal Pipe (CMP).
- **Storm Structures – Manholes / Inlets:**
  - **Manholes:** Provide access for inspection and maintenance of the pipe network.
  - **Inlets:** Capture surface runoff and direct it into the underground conveyance system.

## **Stormwater Management Facility Assumptions**

Many of the stormwater management systems within Alys Beach are physically interconnected and have evolved in both name and extent as development and re-development phases progressed. To maintain clarity, individual systems have been grouped and re-identified in this report as “phases”. Each phase may encompass multiple stormwater facility types and, in some cases, include portions of facilities that extend into adjacent phases.

During preparation, seven distinct phases were delineated:

- County Road 30A
- Phase 1A
- Phase 2A
- Phase 2B
- Phase 3
- Phase 4
- Blocks J, K, L, & M

Facility data, boundaries, and names closely follow the original construction documents promoting consistency with the design intent.

Design Summary Tables included in the subsection below reflect information gathered from field observations, document review, and engineering analysis. In cases where basins have been modified or combined since the original construction, analysis was conducted using the best available data and adjusted accordingly.

The information provided in this report is intended to represent the general configuration and intent of the original stormwater design. While reasonable efforts have been made to reflect the current conditions, all data should be considered approximate and should not be interpreted as exact or definitive.

## 2.1. Stormwater Management Phase - County Road 30A

### Overview & Location

A network of swales and exfiltration trenches work in tandem along the County Road 30A corridor to capture, convey, and infiltrate stormwater runoff. The swales are located immediately adjacent to the roadway slopes on both the north and south sides of County Road 30A. Two separate exfiltration trench runs are positioned just within the right-of-way boundary, parallel to the swales.

### Operation

Stormwater runoff from the road follows one of two paths:

- **Swales:** Water flows into the shallow, grass-lined channels beside the road, where it slows down and infiltrates directly into the ground.
- **Exfiltration Trenches:** Water entering curb inlets is carried through underground pipes into gravel-filled trenches, where it infiltrates into the surrounding soil.

In the event that stormwater exceeds the required treatment elevation within the exfiltration system, it is routed through Phase 2A where it can discharge through an outlet control structure.

### Site Photos



Figure 2.1.1 - Typical Swale (1)





**Figure 2.1.2 - Typical Swale (2)**



**Figure 2.1.3 - Inlet to Exfiltration System**

**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION               |       |
|------------------------------------|---------------------------|-------|
| PHASE ID                           | COUNTY ROAD 30A           |       |
| SWMF TYPE                          | EXFILTRATION & SWALE      |       |
| OUTLET CONTROL STRUCTURE TYPE      | FDOT TYPE D (IN PHASE 2A) |       |
| TREATMENT WEIR ELEVATION (FT)      | 28.50                     |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 64,989.34                 |       |
| COMPONENT                          | QUANTITY                  | UNITS |
| 4" HDPE PIPE                       | 0                         | LF    |
| 6" HDPE PIPE                       | 0                         | LF    |
| 8" HDPE PIPE                       | 0                         | LF    |
| 10" HDPE PIPE                      | 302                       | LF    |
| 12" HDPE PIPE                      | 0                         | LF    |
| 15" HDPE PIPE                      | 0                         | LF    |
| 18" HDPE PIPE                      | 213                       | LF    |
| 20" HDPE PIPE                      | 0                         | LF    |
| 24" HDPE PIPE                      | 5,121                     | LF    |
| 30" HDPE PIPE                      | 0                         | LF    |
| 36" HDPE PIPE                      | 0                         | LF    |
| 42" HDPE PIPE                      | 0                         | LF    |
| 30" ALUMINUM CMP                   | 0                         | LF    |
| 36" ALUMINUM CMP                   | 0                         | LF    |
| 42" ALUMINUM CMP                   | 0                         | LF    |
| 48" ALUMINUM CMP                   | 0                         | LF    |
| 66" ALUMINUM CMP                   | 0                         | LF    |
| 72" ALUMINUM CMP                   | 0                         | LF    |
| 78" ALUMINUM CMP                   | 0                         | LF    |
| 96" ALUMINUM ARCH CMP              | 0                         | LF    |
| NYLOPLAST DRAIN BASINS             | 0                         | EA    |
| STORM STRUCTURES                   | 30                        | EA    |
| EXFILTRATION                       | 34,132                    | SF    |
| SWALE                              | 30,857                    | SF    |

**Table 1 - Stormwater Management Phase County Road 30A (Design Summary Table)**



**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-1** (Appendix A), which provides a map detailing the location of the stormwater management phase and its associated infrastructure, including the storm pipes and outfall connections.

## 2.2. Stormwater Management Phase - 1A

### Overview & Location

Phase 1A encompasses the area surrounding North Charles Street and North Somerset Street, including all intervening development and the Caliza Pool area. The phase includes Blocks A, B, C, D, E, F, G, and H. Portions of this area are interconnected with the County Road 30A exfiltration system.

### Operation

Stormwater runoff within Phase 1A is managed entirely through an exfiltration-based system. As the first phase constructed as part of the overall Alys Beach development, it does not receive runoff from any other phases. The stormwater system includes two outlet control structures that serve areas not connected to the County Road 30A exfiltration system. Areas that are tied into the County Road 30A system utilize the outlet control structure associated with that corridor.

Runoff enters the system either through pervious paver surfaces or via stormwater inlets, ultimately reaching the exfiltration system for treatment and attenuation.

### Site Photos



Figure 2.2.1 - Inlet to Exfiltration System





**Figure 2.2.2 - Outlet Control Structure (1)**



**Figure 2.2.3 - Outlet Control Structure (2)**

**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION             |       |
|------------------------------------|-------------------------|-------|
| PHASE ID                           | 1A                      |       |
| SWMF TYPE                          | EXFILTRATION            |       |
| OUTLET CONTROL STRUCTURE TYPE      | FDOT TYPE C (OCS 1 & 2) |       |
| TREATMENT WEIR ELEVATION (FT)      | 28.30 (OCS 1 & 2)       |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 48,189                  |       |
| COMPONENT                          | QUANTITY                | UNITS |
| 4" HDPE PIPE                       | 0                       | LF    |
| 6" HDPE PIPE                       | 0                       | LF    |
| 8" HDPE PIPE                       | 9                       | LF    |
| 10" HDPE PIPE                      | 0                       | LF    |
| 12" HDPE PIPE                      | 716                     | LF    |
| 15" HDPE PIPE                      | 0                       | LF    |
| 18" HDPE PIPE                      | 8,103                   | LF    |
| 20" HDPE PIPE                      | 0                       | LF    |
| 24" HDPE PIPE                      | 0                       | LF    |
| 30" HDPE PIPE                      | 0                       | LF    |
| 36" HDPE PIPE                      | 0                       | LF    |
| 42" HDPE PIPE                      | 0                       | LF    |
| 30" ALUMINUM CMP                   | 0                       | LF    |
| 36" ALUMINUM CMP                   | 0                       | LF    |
| 42" ALUMINUM CMP                   | 0                       | LF    |
| 48" ALUMINUM CMP                   | 0                       | LF    |
| 66" ALUMINUM CMP                   | 0                       | LF    |
| 72" ALUMINUM CMP                   | 0                       | LF    |
| 78" ALUMINUM CMP                   | 0                       | LF    |
| 96" ALUMINUM ARCH CMP              | 0                       | LF    |
| NYLOPLAST DRAIN BASINS             | 62                      | EA    |
| STORM STRUCTURES                   | 36                      | EA    |
| EXFILTRATION                       | 48,189                  | SF    |

*Table 2 – Stormwater Management Phase 1A (Design Summary Table)*

**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-2** (Appendix A), which provides a map detailing the location of the stormwater management facility and its associated infrastructure, including the storm pipes and outfall connections.



## 2.3. Stormwater Management Phase - 2A

### Overview & Location

Phase 2A encompasses the area east of North Somerset Street and the Caliza Pool, extending to the eastern property boundary of the site. This phase includes Blocks N, P, Q, R, S, T, U, V, W, X, and Y. Notably, it contains the Town Center and the Fitness Center. Phase 2A is interconnected with the exfiltration system along County Road 30A but is not directly connected to Phase 1A, except through their shared connection to the County Road 30A system.

### Operation

Stormwater runoff within Phase 2A is managed entirely through an exfiltration-based system. The system does not receive runoff from any adjacent phases. Runoff is captured through the pervious pavers and inlet structures where it is then directed into the exfiltration trenches where it undergoes treatment and attenuation. Following treatment, water discharges through two separate outlet control structures once the required attenuation elevation is met.

### Site Photos



Figure 2.3.1 - Pervious Paver Roadway





**Figure 2.3.2 - Outlet Control Structure (1)**



**Figure 2.3.3 - Outlet Control Structure (2)**

**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION             |       |
|------------------------------------|-------------------------|-------|
| PHASE ID                           | 2A                      |       |
| SWMF TYPE                          | EXFILTRATION            |       |
| OUTLET CONTROL STRUCTURE TYPE      | FDOT TYPE D (OCS 1 & 2) |       |
| TREATMENT WEIR ELEVATION (FT)      | 28.50 (OCS 1 & 2)       |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 51,359                  |       |
| COMPONENT                          | QUANTITY                | UNITS |
| 4" HDPE PIPE                       | 8                       | LF    |
| 6" HDPE PIPE                       | 281                     | LF    |
| 8" HDPE PIPE                       | 823                     | LF    |
| 10" HDPE PIPE                      | 228                     | LF    |
| 12" HDPE PIPE                      | 2,076                   | LF    |
| 15" HDPE PIPE                      | 71                      | LF    |
| 18" HDPE PIPE                      | 5,525                   | LF    |
| 20" HDPE PIPE                      | 0                       | LF    |
| 24" HDPE PIPE                      | 189                     | LF    |
| 30" HDPE PIPE                      | 50                      | LF    |
| 36" HDPE PIPE                      | 6,228                   | LF    |
| 42" HDPE PIPE                      | 0                       | LF    |
| 30" ALUMINUM CMP                   | 0                       | LF    |
| 36" ALUMINUM CMP                   | 0                       | LF    |
| 42" ALUMINUM CMP                   | 0                       | LF    |
| 48" ALUMINUM CMP                   | 0                       | LF    |
| 66" ALUMINUM CMP                   | 0                       | LF    |
| 72" ALUMINUM CMP                   | 0                       | LF    |
| 78" ALUMINUM CMP                   | 0                       | LF    |
| 96" ALUMINUM ARCH CMP              | 0                       | LF    |
| NYLOPLAST DRAIN BASINS             | 189                     | EA    |
| STORM STRUCTURES                   | 119                     | EA    |
| EXFILTRATION                       | 51,359                  | SF    |

**Table 3 – Stormwater Management Phase 2A (Design Summary Table)**



**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-3** (Appendix A), which provides a map detailing the location of the stormwater management facility and its associated infrastructure, including the storm pipes and outfall connections.

## 2.4. Stormwater Management Phase - 2B

### Overview & Location

Phase 2B is located along the east and west sides of South Charles Street, situated on the south side of County Road 30A. This phase includes Blocks HH, JJ, NN, and PP. Phase 2B is interconnected with the exfiltration system along County Road 30A and connects to the stormwater infrastructure located within Phase 3.

### Operation

Stormwater runoff within Phase 2B is managed entirely through an exfiltration-based system. The system does not receive runoff from any adjacent phases. Runoff is captured via pervious pavers and inlet structures and conveyed into underground exfiltration trenches where it undergoes treatment and attenuation. Portions of the system tie into the County Road 30A exfiltration system and utilize its outlet control structure, while other portions connect to the exfiltration and vault system within Phase 3, which does not contain its own outlet control structure.

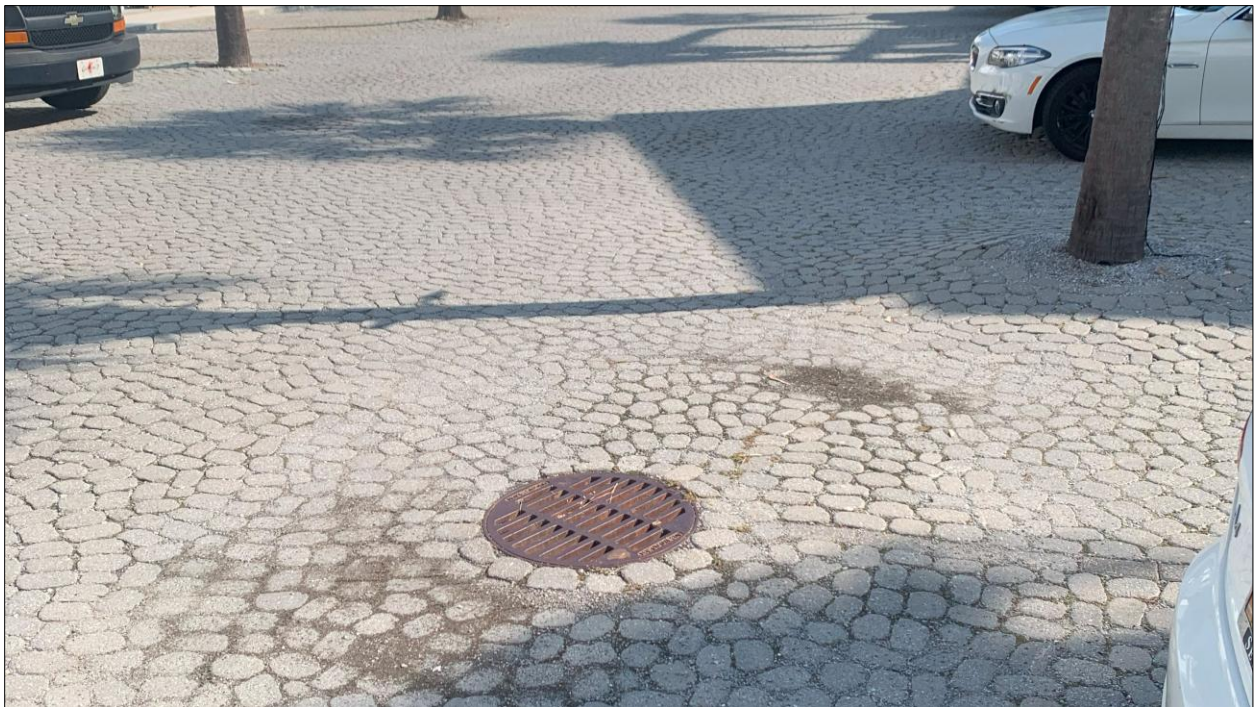
### Site Photos



Figure 2.4.1 - Inlet to Exfiltration System (1)



**Figure 2.4.2 - Inlet to Exfiltration System (2)**



**Figure 2.4.3 - Inlet to Exfiltration System (3)**



**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION  |       |
|------------------------------------|--------------|-------|
| PHASE ID                           | 2B           |       |
| SWMF TYPE                          | EXFILTRATION |       |
| OUTLET CONTROL STRUCTURE TYPE      | N/A          |       |
| TREATMENT WEIR ELEVATION (FT)      | N/A          |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 8,788        |       |
| COMPONENT                          | QUANTITY     | UNITS |
| 4" HDPE PIPE                       | 0            | LF    |
| 6" HDPE PIPE                       | 0            | LF    |
| 8" HDPE PIPE                       | 0            | LF    |
| 10" HDPE PIPE                      | 0            | LF    |
| 12" HDPE PIPE                      | 196          | LF    |
| 15" HDPE PIPE                      | 0            | LF    |
| 18" HDPE PIPE                      | 1,159        | LF    |
| 20" HDPE PIPE                      | 0            | LF    |
| 24" HDPE PIPE                      | 0            | LF    |
| 30" HDPE PIPE                      | 0            | LF    |
| 36" HDPE PIPE                      | 0            | LF    |
| 42" HDPE PIPE                      | 0            | LF    |
| 30" ALUMINUM CMP                   | 0            | LF    |
| 36" ALUMINUM CMP                   | 0            | LF    |
| 42" ALUMINUM CMP                   | 0            | LF    |
| 48" ALUMINUM CMP                   | 0            | LF    |
| 66" ALUMINUM CMP                   | 0            | LF    |
| 72" ALUMINUM CMP                   | 0            | LF    |
| 78" ALUMINUM CMP                   | 0            | LF    |
| 96" ALUMINUM ARCH CMP              | 0            | LF    |
| NYLOPLAST DRAIN BASINS             | 12           | EA    |
| STORM STRUCTURES                   | 20           | EA    |
| EXFILTRATION                       | 8,788        | SF    |

**Table 4 – Stormwater Management Phase 2B (Design Summary Table)**

**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-4** (Appendix A), which provides a map detailing the location of the stormwater management facility and its associated infrastructure, including the storm pipes and outfall connections.

## 2.5. Stormwater Management Phase - 3

### Overview & Location

Phase 3 encompasses the entire south side of County Road 30A, excluding Phase 2B. This phase includes Blocks AB, AC, KK, LL, MM, QQ, RR, SS, TT, UU, VV, WW, and XX. It represents the southernmost portion of the Alys Beach development.

### Operation

Stormwater runoff within Phase 3 is managed entirely through a combination of exfiltration systems, Contech Vault Systems, and Contech Arch Systems. The system is self-contained and does not receive runoff from adjacent phases. Runoff is collected via inlet structures and pervious pavers, then conveyed to underground infrastructure for treatment and attenuation. Only the exfiltration system located within Block XX connects to the County Road 30A exfiltration system. Phase 3 does not utilize any outlet control structures.

### Site Photos



Figure 2.5.1 - Inlet to Exfiltration/Contech System (1)





**Figure 2.5.2 - Inlet to Exfiltration/Contech System (2)**



**Figure 2.5.3 - Pervious Paver Roadway**

**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION                       |       |
|------------------------------------|-----------------------------------|-------|
| PHASE ID                           | 3                                 |       |
| SWMF TYPE                          | EXFILTRATION & CONTECH VAULT/ARCH |       |
| OUTLET CONTROL STRUCTURE TYPE      | N/A                               |       |
| TREATMENT WEIR ELEVATION (FT)      | N/A                               |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 98,356                            |       |
| COMPONENT                          | QUANTITY                          | UNITS |
| 4" HDPE PIPE                       | 110                               | LF    |
| 6" HDPE PIPE                       | 0                                 | LF    |
| 8" HDPE PIPE                       | 1,353                             | LF    |
| 10" HDPE PIPE                      | 0                                 | LF    |
| 12" HDPE PIPE                      | 1,912                             | LF    |
| 15" HDPE PIPE                      | 214                               | LF    |
| 18" HDPE PIPE                      | 2,292                             | LF    |
| 20" HDPE PIPE                      | 0                                 | LF    |
| 24" HDPE PIPE                      | 2,514                             | LF    |
| 30" HDPE PIPE                      | 8,457                             | LF    |
| 36" HDPE PIPE                      | 463                               | LF    |
| 42" HDPE PIPE                      | 226                               | LF    |
| 30" ALUMINUM CMP                   | 918                               | LF    |
| 36" ALUMINUM CMP                   | 1,078                             | LF    |
| 42" ALUMINUM CMP                   | 2,914                             | LF    |
| 48" ALUMINUM CMP                   | 554                               | LF    |
| 66" ALUMINUM CMP                   | 109                               | LF    |
| 72" ALUMINUM CMP                   | 502                               | LF    |
| 78" ALUMINUM CMP                   | 623                               | LF    |
| 96" ALUMINUM ARCH CMP              | 296                               | LF    |
| NYLOPLAST DRAIN BASINS             | 227                               | EA    |
| STORM STRUCTURES                   | 231                               | EA    |
| EXFILTRATION                       | 64,792                            | SF    |
| CONTECH VAULT                      | 31,196                            | SF    |
| CONTECH ARCH                       | 2,368                             | SF    |

**Table 5 – Stormwater Management Phase 3 (Design Summary Table)**



**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-5** (Appendix A), which provides a map detailing the location of the stormwater management facility and its associated infrastructure, including the storm pipes and outfall connections.

## 2.6. Stormwater Management Phase - 4

### Overview & Location

Phase 4 is located north of County Road 30A in the northwest corner of the property. This phase includes Blocks Z, AA, BB, CC, DD, EE, FF, and GG.

### Operation

Stormwater runoff within Phase 4 is managed entirely through exfiltration systems. The system is self-contained in terms of runoff, meaning it does not receive drainage from other phases. However, the exfiltration systems in Phase 4 are hydraulically interconnected with those located in Blocks J, K, L, and M. The system includes two outlet control structures and one equalizer pipe that connects adjacent wetland areas.

### Site Photos



Figure 2.6.1 - Outlet Control Structure (1)





**Figure 2.6.2 - Outlet Control Structure (2)**



**Figure 2.6.3 - Equalizer Structure**

**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION                   |       |
|------------------------------------|-------------------------------|-------|
| PHASE ID                           | 4                             |       |
| SWMF TYPE                          | EXFILTRATION                  |       |
| OUTLET CONTROL STRUCTURE TYPE      | FDOT TYPE D (OCS 1 & 2)       |       |
| TREATMENT WEIR ELEVATION (FT)      | 28.75 (OCS 1) & 28.00 (OCS 2) |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 54,211                        |       |
| COMPONENT                          | QUANTITY                      | UNITS |
| 4" HDPE PIPE                       | 0                             | LF    |
| 6" HDPE PIPE                       | 278                           | LF    |
| 8" HDPE PIPE                       | 237                           | LF    |
| 10" HDPE PIPE                      | 0                             | LF    |
| 12" HDPE PIPE                      | 2,546                         | LF    |
| 15" HDPE PIPE                      | 0                             | LF    |
| 18" HDPE PIPE                      | 8,197                         | LF    |
| 20" HDPE PIPE                      | 0                             | LF    |
| 24" HDPE PIPE                      | 202                           | LF    |
| 30" HDPE PIPE                      | 328                           | LF    |
| 36" HDPE PIPE                      | 0                             | LF    |
| 42" HDPE PIPE                      | 0                             | LF    |
| 30" ALUMINUM CMP                   | 0                             | LF    |
| 36" ALUMINUM CMP                   | 0                             | LF    |
| 42" ALUMINUM CMP                   | 0                             | LF    |
| 48" ALUMINUM CMP                   | 0                             | LF    |
| 66" ALUMINUM CMP                   | 0                             | LF    |
| 72" ALUMINUM CMP                   | 0                             | LF    |
| 78" ALUMINUM CMP                   | 0                             | LF    |
| 96" ALUMINUM ARCH CMP              | 0                             | LF    |
| NYLOPLAST DRAIN BASINS             | 182                           | EA    |
| STORM STRUCTURES                   | 110                           | EA    |
| EXFILTRATION                       | 54,211                        | SF    |

**Table 6 – Stormwater Management Phase 4 (Design Summary Table)**

**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-6** (Appendix A), which provides a map detailing the location of the stormwater management facility and its associated infrastructure, including the storm pipes and outfall connections.



## 2.7. Stormwater Management Phase - Blocks J, K, L, & M

### Overview & Location

Blocks J, K, L, and M are located north of County Road 30A, situated between Phase 1A and Phase 4. These blocks form a centrally located portion of the northern development and are managed entirely through underground exfiltration systems.

### Operation

Stormwater runoff within Blocks J, K, L, and M is managed through a self-contained exfiltration system that does not receive runoff from any other phases. However, the exfiltration systems are hydraulically interconnected with those in Phase 4. Runoff is collected through pervious pavers and inlet structures and is routed to the underground infrastructure for infiltration. A single outlet control structure is located at the northern end of the system and discharges treated runoff to the adjacent wetlands.

### Site Photos



Figure 2.7.1 - Outlet Control Structure





**Figure 2.7.2 - Inlet to Exfiltration (1)**



**Figure 2.7.3 - Inlet to Exfiltration (2)**



**Design Summary Table:**

The following table provides design parameters for this phase, including information on quantities, treatment, and discharge features:

| PARAMETER                          | DESCRIPTION        |       |
|------------------------------------|--------------------|-------|
| PHASE ID                           | BLOCK J, K, L, & M |       |
| SWMF TYPE                          | EXFILTRATION       |       |
| OUTLET CONTROL STRUCTURE TYPE      | FDOT TYPE D        |       |
| TREATMENT WEIR ELEVATION (FT)      | 28.70              |       |
| TOTAL TREATMENT AREA PROVIDED (SF) | 26,137             |       |
| COMPONENT                          | QUANTITY           | UNITS |
| 4" HDPE PIPE                       | 60                 | LF    |
| 6" HDPE PIPE                       | 0                  | LF    |
| 8" HDPE PIPE                       | 198                | LF    |
| 10" HDPE PIPE                      | 0                  | LF    |
| 12" HDPE PIPE                      | 392                | LF    |
| 15" HDPE PIPE                      | 0                  | LF    |
| 18" HDPE PIPE                      | 4,377              | LF    |
| 20" HDPE PIPE                      | 0                  | LF    |
| 24" HDPE PIPE                      | 0                  | LF    |
| 30" HDPE PIPE                      | 59                 | LF    |
| 36" HDPE PIPE                      | 0                  | LF    |
| 42" HDPE PIPE                      | 0                  | LF    |
| 30" ALUMINUM CMP                   | 0                  | LF    |
| 36" ALUMINUM CMP                   | 0                  | LF    |
| 42" ALUMINUM CMP                   | 0                  | LF    |
| 48" ALUMINUM CMP                   | 0                  | LF    |
| 66" ALUMINUM CMP                   | 0                  | LF    |
| 72" ALUMINUM CMP                   | 0                  | LF    |
| 78" ALUMINUM CMP                   | 0                  | LF    |
| 96" ALUMINUM ARCH CMP              | 0                  | LF    |
| NYLOPLAST DRAIN BASINS             | 41                 | EA    |
| STORM STRUCTURES                   | 53                 | EA    |
| EXFILTRATION                       | 26,137             | SF    |

*Table 7 – Stormwater Management Phase Blocks J, K, L, & M (Design Summary Table)*

**Stormwater Conveyance Exhibit:**

The stormwater conveyance exhibit is shown in **Exhibit 2-7** (Appendix A), which provides a map detailing the location of the stormwater management facility and its associated infrastructure, including the storm pipes and outfall connections.

## 3.0 Operation & Maintenance

The Operation and Maintenance (O&M) program for the Somerset Community Development District (CDD) stormwater system establishes a proactive framework to promote long-term functionality, regulatory compliance, and sustainability. This chapter outlines system components, inspection schedules, and both preventative and corrective maintenance procedures to preserve the integrity and performance of the existing stormwater management system.

### 3.1. System Components

The stormwater management system is comprised of a series of interconnected exfiltration systems, Contech vault systems, Contech Arch systems, swales, pipes, control structures, and conveyance features that work together to collect, treat, detain, and safely discharge runoff. For detailed locations, layouts, and individual facility descriptions, see **Chapter 2**.

#### Component Overview

The stormwater management system serving the CDD consists of underground and surface infrastructure designed to collect, treat, and convey stormwater in accordance with applicable regulatory and engineering standards. The system operates to manage runoff quality and quantity through a series of interconnected components.

The system includes the following components:

- **Exfiltration Systems:** Underground systems consisting of perforated pipes surrounded by clean aggregate and filter fabric. These systems temporarily store runoff and promote infiltration into the surrounding soils, thereby reducing peak discharge and supporting water quality treatment.
- **Contech Vault System:** A proprietary underground stormwater treatment unit designed to remove sediment and pollutants prior to discharge. The vault provides both water quality treatment and limited detention storage.
- **Contech Arch System:** A subsurface stormwater detention facility constructed from open-bottom arch chambers. This system allows for infiltration and provides additional volume storage during rainfall events.
- **Swales:** Vegetated surface conveyance channels designed to slow the velocity of runoff and promote infiltration, enhancing overall stormwater quality treatment.
- **Pipes:** Buried conveyance infrastructure connecting system components. Pipe materials may include high-density polyethylene (HDPE) or aluminum corrugated pipe (CMP), depending on the location and design criteria.
- **Inlets and Manholes:** Surface collection points that direct stormwater into the underground conveyance network. Manholes also provide access points for maintenance and inspection activities.

- **Outlet Control Structures (OCS):** Structures located at system discharge points. These include features such as weirs that regulate stormwater outflow and maintain treatment and storage elevations as designed.
- **Outfalls and Energy Dissipation Features:** Riprapped aprons, mitered end sections, or similar devices that safely discharge treated flows into wetlands or receiving waters, minimizing downstream erosion.

This list reflects components documented during the preparation of this report through a combination of field verification and review of available design documents. Individual components are subject to routine based inspections as further described in the following sections.

### 3.2. Inspections

#### New Operation & Maintenance Inspection Requirements

On June 28, 2024, Senate Bill 7040 amended the FDEP Environmental Resource Permit Handbook, introducing new reporting obligations and establishing minimum inspection intervals for each stormwater system type. Projects permitted before that date are grandfathered under the previous requirements. However, it is recommended that the new inspection and reporting guidelines be followed to support the latest best practices.

The table below summarizes the new minimum inspection frequencies for various stormwater system types:

| TYPE OF SYSTEM                         | INSPECTION FREQUENCY  |
|--|---|
| DRY RETENTION BASINS                   | ONCE EVERY 3 YEARS  |
| EXFILTRATION TRENCHES                  | ONCE EVERY 2 YEARS  |
| UNDERGROUND RETENTION                  | ONCE EVERY YEAR   |
| SAND OR MEDIA FILTERS                  | ONCE EVERY YEAR   |
| UNDERDRAIN SYSTEM                      | ONCE EVERY 2 YEARS  |
| UNDERGROUND VAULT/CHAMBERS             | ONCE EVERY YEAR   |
| PUMP SYSTEMS                           | TWICE EVERY YEAR  |
| SWALES (TREATMENT)                     | ONCE EVERY 3 YEARS  |
| WET DETENTION SYSTEMS                  | ONCE EVERY 3 YEARS  |
| WET DETENTION SYSTEMS (LITTORAL ZONES) | ONCE EVERY 2 YEARS  |
| VEGETATED NATURAL BUFFERS              | ONCE EVERY 5 YEARS  |
| MANUFACTURED DEVICES                   | AS MANUFACTURER RECOMMENDS IN SPECIFICATIONS, MINIMUM ONCE EVERY YEAR |
| DAM SYSTEMS                            | ONCE EVERY 5 YEARS  |
| ALL OTHER                              | ONCE EVERY 3 YEARS  |

Table 8 - Inspection Frequency Table (New Requirements)

### **Somerset CDD Inspection Responsibilities**

The following outlines the recommended inspection responsibilities for the Somerset CDD stormwater management system. Inspections are to be conducted in three phases:

- 1. Initial Inspection by the District Engineer** – The District Engineer will perform a one-time, comprehensive evaluation of the stormwater system to document existing conditions and develop an operations and maintenance restoration program.
- 2. Routine Inspections by the District Engineer** – Conducted under the Engineer's supervision, these inspections will evaluate key components of the system, including swales, storm manholes, inlets, and outlet control structures.
- 3. Routine Inspections by the O&M Entity** – The designated operations and maintenance (O&M) team will perform visual inspections to identify observable deficiencies such as sediment buildup, vegetation encroachment, or structural wear. Any issues will be documented and reported to the District Engineer for further evaluation and corrective action.

### 3.2.1. Initial Inspection – District Engineer

Given the importance of a properly functioning stormwater management system for Alys Beach and the Somerset CDD, we highly recommend an initial, **comprehensive** inspection of the stormwater collection system. This will be conducted to document current conditions and identify areas requiring maintenance or repair. This inspection will serve as a foundational effort to locate and characterize system deficiencies, prioritizing them by location and severity. Due to economic feasibility, we anticipate the initial inspection will focus on documenting existing conditions within the respective drainage structures including the condition of the inlet and outlet piping entering and exiting the structures. Limited video equipment may be utilized where necessary to assess structure conditions, however, the initial inspection is not anticipated to include a comprehensive video log of the entire pipe system.

The inspection will primarily focus on the main stormwater lines and associated structures. Where service laterals are present, these will be noted and visually assessed from the surface only with conditions documented.

The following items are anticipated as part of the initial inspection phase:

- **Initial Conditions Report** – A stand-alone report that documents the condition of the stormwater system at the time of inspection.
- **Operation and Maintenance Restoration Program** – A report that outlines a phased maintenance and restoration strategy based on the findings of the Initial Conditions Report.
- **Exhibits and Cost Opinions** – Visual exhibits and preliminary cost opinions will be prepared to support prioritization and budgeting.
- **Improvement Design Documents (if needed)** – If significant failures or repair needs are discovered, Construction Drawings will be prepared by the District Engineer to guide corrective action.

All inspection findings and supporting documentation will be provided to the Somerset Community Development District for review, reference, and future planning.

### 3.2.2. Routine Inspections – District Engineer

Inspections conducted under the supervision of the District Engineer are more comprehensive in nature and are intended to supplement the routine visual assessments performed by the O&M Entity. These inspections should follow the minimum frequencies outlined in current FDEP guidance but may occur more frequently based on site-specific conditions, observed deficiencies, or as requested by the District. Following the extensive baseline inspection described in Section 3.2.1, it is recommended that the District Engineer perform inspections at least **once per year**.

The scope of these inspections include:

- **Storm Manholes and Inlets:** Visually assess the structural integrity of manholes and inlets, checking for blockages, deterioration, joint separation, or signs of settlement. Confirm that access covers are present and functional. Special attention should be given to sediment buildup within each structure. A special focus will be to assess sediment buildup in each structure.
- **Exfiltration and Contech Systems:** Where accessible, visually inspect system inlets for sediment accumulation and confirm general functionality.
  - **Pipes and Conveyance Infrastructure:** If exfiltration or conveyance systems appear to be underperforming, internal inspections such as closed-circuit television (CCTV) may be warranted to identify underlying issues.
- **Swales:** Inspect the grading and flowlines of swales to ensure positive drainage, identify areas of ponding, and confirm that vegetation is being maintained to facilitate stormwater treatment.
- **Outlet Control Structures (OCS):** Assess the condition and function of OCS devices, including weirs and grates, ensuring they are clear of debris and operating as designed.
- **Historical Comparison:** Observations will be compared to prior inspection reports to track recurring issues that may warrant further investigation.

After each inspection, the District Engineer shall complete the **Inspection Checklist** (Appendix B) for all applicable components within each facility or phase. A formal inspection report will be submitted to the Somerset CDD, summarizing observed conditions, deficiencies, and recommended corrective actions.



### 3.2.3. Routine Inspections – O&M Entity

The O&M Entity is required to conduct inspections of the Stormwater Management System **quarterly**. Following each inspection, any necessary maintenance operations shall be undertaken. Routine inspections consist of visual examinations of the system to identify any signs of deterioration or malfunction. The O&M Entity Inspector shall report any findings or obstructions to the Somerset CDD and District Engineer.

These inspections are intended to proactively identify potential issues before they impact system functionality. Inspection activities should include, but are not limited to, the following:

- **Exfiltration Trench Functionality:** Check for signs of reduced infiltration capacity, such as persistent standing water, clogged inlets, or slow drainage, which may indicate trench failure.
- **Sediment Accumulation and Debris:** Visually Inspect inlets, swales, and conveyance structures for sediment buildup or debris that could block flow or reduce system capacity.
- **Vegetation Encroachment:** Identify overgrown or invasive vegetation near swales, basins, and inlets that could restrict flow or cause structural damage.
- **Structural Damage (Visible):** Look for signs of cracking, displacement, or settlement around stormwater structures such as inlets, manholes, and junction boxes.
- **Erosion:** Observe swales, outfalls, and basin side slopes for signs of erosion, undermining, or soil loss.
- **Standing Water or Poor Drainage:** Identify areas where water ponds excessively or remains for extended periods, which may suggest grading deficiencies or clogged systems.
- **Access and Safety Issues:** Ensure covers, grates, and other access points are secure and safe for operations personnel.
- **Landscaping and Yard Debris Observations:** Document any signs of yard debris, grass clippings, or fertilizers entering swales or inlets, as these may lead to nutrient loading or blockage.

### 3.3. Maintenance

Ongoing maintenance promotes the long-term effectiveness and functionality of the Stormwater Management System. Regular and timely maintenance helps preserve system capacity, prevent deterioration, and extend the service life of all stormwater components.

This chapter outlines two types of maintenance activities performed by the O&M Entity:

- **Routine Maintenance** refers to scheduled tasks performed at regular intervals to manage vegetation, remove debris and sediment, and ensure the system continues to operate as designed.
- **Corrective Maintenance** involves responsive actions to address deficiencies or failures identified through inspections, complaints, or observed performance issues. These tasks may include repairs, replacements, or other interventions necessary to restore system functionality.

The following sections provide detailed guidance on each of these maintenance approaches.

#### 3.3.1. Routine Maintenance

**Routine maintenance** includes recurring tasks that help preserve the capacity, performance, and appearance of the Stormwater Management System. These activities are proactive in nature and intended to prevent deterioration, reduce the need for corrective actions, and extend the service life of system components. Routine maintenance should be performed at a minimum on an **annual** basis. However, increased frequency may be warranted based on conditions observed during inspections or as recommended by the District Engineer.

Typical routine maintenance activities include:

- **Vegetation Management:** Mowing, trimming, and removing overgrown or invasive vegetation in and around swales and stormwater infrastructure.
- **Street Sweeping:** Periodic removal of roadway debris to prevent sediment and pollutants from entering inlets, swales, and pervious pavers.
- **Sediment and Debris Removal:** Cleaning accumulated sediment, trash, and organic debris from inlets, swales, and other system components.
- **Erosion Control:** Addressing minor erosion concerns with the addition of soil, regrading, resodding, or installation of temporary erosion control measures until corrective maintenance addresses the underlying issue.
- **Structural Checks and Cleaning:** Clearing obstructions and inspecting inlets, grates, control structures, and outfalls to ensure they remain functional.
- **Routine Vacuum and Jet Cleaning:** Regular cleaning of stormwater structures and piping using vacuum and jet equipment to maintain flow capacity and prevent blockages.

- It is recommended to perform vacuum and jet cleaning of the entire stormwater pipe network once every ten years. To meet this target, approximately **7,500 linear feet (LF)** of stormwater piping should be cleaned **annually**.
- Vacuum and jet cleaning will be part of the proposed Operation and Maintenance Restoration Program as discussed in Section 3.2.1. Upon the completion of the program annual vacuuming and jet cleaning are being proposed maintain the functionality of the system.
- Moving upstream to downstream, cleaning should begin at the service connections along each line and finish with the main conveyance piping between manholes.

All routine maintenance efforts should be documented and made available to the Somerset CDD and District Engineer.

### *3.3.2. Corrective Maintenance*

**Corrective maintenance** refers to responsive actions taken to restore the function, safety, and integrity of the Stormwater Management System when deficiencies are identified. These issues may be revealed through scheduled inspections, resident complaints, post-storm assessments, or a decline in system performance. Unlike routine maintenance, corrective actions are typically unscheduled and vary in urgency based on the severity of the issue.

Common corrective maintenance activities may include:

- **Targeted Vacuum and Jet Cleaning:** High-pressure jetting and vacuum extraction may be selectively applied to specific storm pipes, exfiltration trenches, or other underground components exhibiting signs of clogging, sediment buildup, or reduced performance.
- **Blockage Removal:** When significant clogging is observed—defined as blockages greater than 25% of pipe or inlet openings—removal of sediment, debris, or rubbish is required. Minor blockages may be removed manually or with simple tools, while severe blockages may require high-pressure water blasting or hydro-jetting to restore flow.
- **Repairing or Replacing Damaged Structures:** This includes broken or missing manhole frames and covers, displaced grates, failed control structures, cracked or collapsed pipes, and compromised headwalls. If damage affects structural integrity (e.g., cracking, subsidence, deterioration), the District Engineer should be consulted to assess the situation.
- **Erosion Repair:** If erosion or stability issues persist after routine regrading and resodding, more permanent engineering solutions should be considered, such as redesign or structural modifications, to restore stable and functional conditions.
- **Clearing Major Blockages:** Large obstructions such as tree root intrusions, sediment plugs, or construction debris may require physical removal to restore proper flow and prevent backups or flooding.

- **Restoring Infiltration or Drainage Capacity:** When pervious surfaces, exfiltration trenches, or underdrains become ineffective due to clogging or compaction, corrective efforts may include vacuuming, jetting, or replacing filter media to restore performance.
- **Access Improvement:** If inspection or maintenance access is impeded by fences, overgrown vegetation, or landscaping elements, corrective actions may include removal or modification of these barriers to ensure long-term accessibility to system components.
- **Illegal Dumping Mitigation:** If significant trash accumulation or illegal dumping is identified, corrective actions may include installing barriers, posting signs, or using inlet inserts to deter further dumping and protect system integrity.

Corrective maintenance should be implemented promptly upon identification of any deficiency to prevent further degradation, protect infrastructure, and maintain regulatory compliance. All corrective activities should be documented with detailed descriptions, repair methods, and completion dates. These records should be retained and made available to the Somerset CDD and the District Engineer upon request.

## 4.0 Disclaimers / Assumptions

The following disclaimers and assumptions, in addition to any others stated herein, are applicable to this report:

- **Accuracy of Information:** While every effort has been made to ensure the accuracy and reliability of the information presented, the data and recommendations are based on the available information at the time of preparation. This report may include data from external sources. Changes or unforeseen circumstances, including those related to future development or environmental conditions, may impact the validity of this report.
- **Professional Judgment:** This report is intended as a guidance document based on industry standards and best practices. The use of any information contained in this report as recommendations should be assessed and implemented with professional judgment to meet the specific needs and requirements of any proposed projects. The report serves as a reference tool and does not replace the need for professional expertise in evaluating unique site conditions.
- **Regulatory Compliance:** Any recommendations provided in this report are assumed to comply with applicable local, regional, and national regulations and standards. However, regulations and requirements are subject to change over time. Users of this report are ultimately responsible for verifying compliance with relevant regulations, permits, and guidelines before implementing any measures outlined herein.
- **Limited Scope of Inspection:** This report is based on a visual inspection of accessible system components. No subsurface investigation or structural testing was performed unless otherwise noted. Therefore, concealed or latent conditions may exist that are not reflected in this report.
- **System Modifications:** The findings and recommendations herein assume that the stormwater system has not been altered since original construction or subsequent design revisions unless such modifications are explicitly noted. Any undocumented modifications could affect the performance or validity of this assessment.

Please note that this list is not exhaustive and should be considered in conjunction with any additional disclaimers or assumptions noted elsewhere in the report. Site-specific conditions, regulatory updates, or project-specific considerations may necessitate further review or revisions.

## 5.0 Conclusion

The purpose of this report is to provide the Somerset Community Development District with a comprehensive overview of the existing stormwater infrastructure and its associated maintenance needs. By compiling field observations and reviewing available documentation, this report serves as a reference tool to support informed decisions related to system upkeep, rehabilitation, and long-term planning.

The stormwater management infrastructure within the Somerset CDD - including swales, exfiltration systems, Contech Vault systems, Contech Arch systems, storm structures, pipes, outlet control structures, and weirs – contribute to preserving water quality, mitigating flooding, and supporting regulatory compliance. This report includes an overview of these components, along with summaries of their functions and design characteristics.

Ongoing maintenance, monitoring, and reinvestment in these systems will help preserve their performance and extend their service life. This report is intended to guide the Somerset CDD in the continued operation and maintenance of its stormwater infrastructure.





## Appendix A

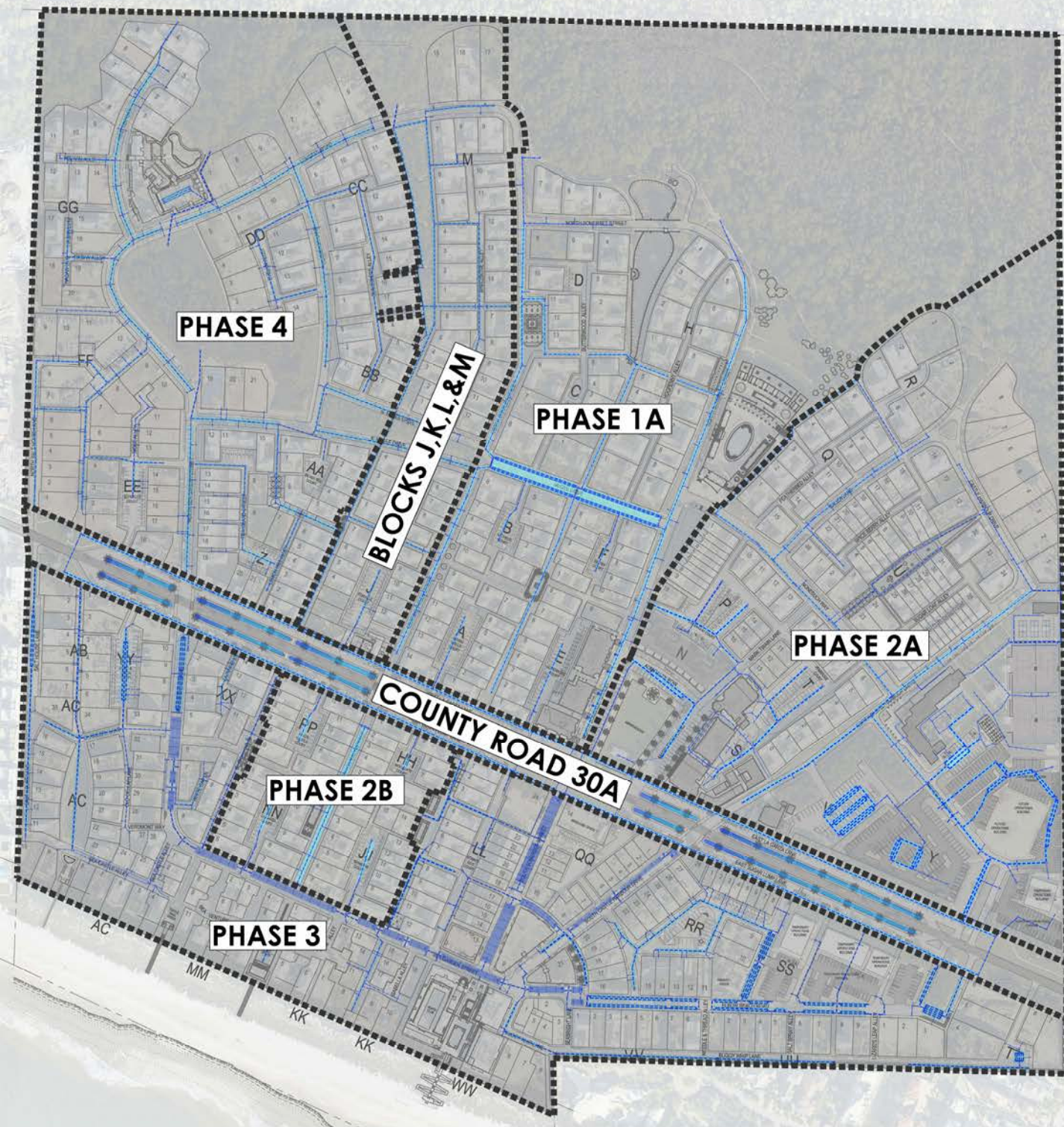


## GENERAL NOTES

1. THIS MAP IS A SCHEMATIC EXHIBIT PREPARED FROM VARIOUS SOURCES OF INFORMATION INCLUDING, BUT NOT LIMITED TO, THE ALYS BEACH MASTER PLAN BY KHORY VOGT ARCHITECTS DATED NOVEMBER 2024, VARIOUS CIVIL ENGINEERING CONSTRUCTION DRAWINGS FOR INDIVIDUAL PHASE / BLOCK DEVELOPMENT, AND HISTORICAL AERIALS AND PHOTOGRAPHS.
2. THIS MAP IS NOT INTENDED TO INFER SURVEY GRADE ACCURACY. THIS MAP MAY BE UPDATED FROM TIME TO TIME AS WARRANTED.
3. AS OF THE DATE OF THIS EXHIBIT, ALYS BEACH IS CONTINUING TO BUILD-OUT DEVELOPMENT AND THEREFORE, COMMON / RIGHT-OF-WAY / FINAL LOT CONFIGURATION IS SUBJECT TO CHANGE FOR PORTIONS OF THE PROPERTY.
4. THIS MAP IS INTENDED TO BE SCHEMATIC AND GRAPHICAL IN NATURE.

## LEGEND

|   |                                       |
|---|---------------------------------------|
|  | EXFILTRATION SYSTEM                   |
|  | CONTECH SYSTEM (VAULT - ALUMINUM CMP) |
|  | CONTECH SYSTEM (ARCH - ALUMINUM CMP)  |
|  | SWALE                                 |
|  | HDPE STORM PIPE                       |
|  | STORM MANHOLE                         |
|  | STORM INLET                           |
|  | NYLOPLAST DRAIN BASIN                 |



## Appendix B

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# Somerset Community Development District Stormwater Facility Inspection Checklist

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## Inspection Checklist

### 1. Project Information

- Project Name: \_\_\_\_\_
- Location: \_\_\_\_\_

### 2. Inspection Details

- Inspection Date: \_\_\_\_\_
- Time Since Last Storm Event ☐ <24 hrs ☐ 24-48 hrs ☐ 48-72 hrs ☐ >72 hrs

### 3. Inspector Information

- Inspector Name: \_\_\_\_\_
- Inspector Contact Information (Phone/Email): \_\_\_\_\_

### 4. System Overview

- Multiple BMP Types In System: Yes ☐ No ☐
- List All: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

### 5. Supporting Documentation

- Additional Photos Attached: Yes ☐ No ☐
- Compliance Activity Record Attached: Yes ☐ No ☐

## Signature

Inspector Printed Name & Title:

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Inspector Signature:

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## Traditional BMPS

### Swales N/A ☐

| Items for inspection   | Satisfactory             | Unsatisfactory           | N/A                      |
|--|--------------------------|--------------------------|--------------------------|
| <b>Debris Cleanout</b>   |                          |                          |                          |
| Swales and contributing areas clear of debris*   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Vegetation</b>  |                          |                          |                          |
| No evidence of erosion*  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No weeds or invasive plants present  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of nutrient deficiency   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of disease   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Grasses/sod are not in need of replanting/resodding  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No signs of drought stress   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No signs of plant overgrowth   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Recovery</b>  |                          |                          |                          |
| Swale recovers between storms within permitted timeframe   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Swale Clean of Sediments</b>  |                          |                          |                          |
| Good condition, no need for repair   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No areas of sediment buildup*  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of erosion*  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Inlet Structure / Pretreatment:</b>   |                          |                          |                          |
| Good condition, no need for repair   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No trash/debris/sediment in or around inlet structures*  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence that runoff is short-circuiting the inlet  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Emergency Overflow / Outlet Structure</b>   |                          |                          |                          |
| Good condition, no need for repair   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of accumulation of trash, debris, or sediment in or around outlet structure(s)*                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of erosion, or flooding around structures*   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Swale Blocks</b>  |                          |                          |                          |
| If swale blocks or other structures are present, there is no evidence of erosion at downstream toe of structure* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\*That May Impair Function

Comments:

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Sketch Description (If Applicable):

## Exfiltration Trench N/A ☐

| Items for inspection   | Satisfactory             | Unsatisfactory           | N/A                      |
|--|--------------------------|--------------------------|--------------------------|
| <b>Debris Cleanout</b>   | N/A                      | N/A                      |                          |
| Trench pipes clear of debris*                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Inlet areas clear of debris*                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Inflow pipes clear of debris*                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Overflow spillway or outlet control structure clear of debris* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Sumps</b>   |                          |                          |                          |
| Sufficiently trapping sediment                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sediment buildup has been removed                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Vegetation</b>  |                          |                          |                          |
| Nearby vegetation is maintained                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No vegetation exists within the system                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Recovery</b>  |                          |                          |                          |
| Trench recovers between storms within permitted timeframe      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of standing water                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Sediment Cleanout of Trench</b>                             |                          |                          |                          |
| No evidence of sedimentation in trench*                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Structural</b>  |                          |                          |                          |
| Pipes show no sign of cracking or buckling                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Manholes show no sign of cracking                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Aggregate</b>   |                          |                          |                          |
| Aggregate is percolating as designed                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Safety</b>  |                          |                          |                          |
| Access functioning and in good repair                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\*That May Impair Function

Comments:

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Sketch Description (If Applicable):

## Stormwater Vaults or Arches N/A ☐

| Items for inspection   | Satisfactory             | Unsatisfactory           | N/A                      |
|--|--------------------------|--------------------------|--------------------------|
| <b>Debris Cleanout</b>   | N/A                      | N/A                      |                          |
| Vault or arch pipes clear of debris*                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Inlet areas clear of debris*                                   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Inflow pipes clear of debris*                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Overflow spillway or outlet control structure clear of debris* | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Sumps</b>   |                          |                          |                          |
| Sufficiently trapping sediment                                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Sediment buildup has been removed                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Vegetation</b>  |                          |                          |                          |
| Nearby vegetation is maintained                                | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No vegetation exists within the system                         | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Recovery</b>  |                          |                          |                          |
| Trench recovers between storms within permitted timeframe      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of standing water                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Sediment Cleanout of Trench</b>                             |                          |                          |                          |
| No evidence of sedimentation in trench*                        | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Structural</b>  |                          |                          |                          |
| Pipes show no sign of cracking or buckling                     | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Manholes show no sign of cracking                              | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Aggregate</b>   |                          |                          |                          |
| Aggregate is percolating as designed                           | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Safety</b>  |                          |                          |                          |
| Access functioning and in good repair                          | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\*That May Impair Function

Comments:

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Sketch Description (If Applicable):

## Pervious Pavers N/A ☐

| Items for inspection  | Satisfactory             | Unsatisfactory           | N/A                      |
|---|--------------------------|--------------------------|--------------------------|
| <b>Debris Cleanout</b>  | N/A                      | N/A                      |                          |
| Paving area clean of debris*  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Site Area</b>  | N/A                      | N/A                      |                          |
| Drainage area contains stable soil that will not clog pavers/pavement | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of erosion, gullies, or rills around site                 | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Recovery</b>   | N/A                      | N/A                      |                          |
| Pervious pavers recovers between storms                               | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of clogging or standing water                             | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Sediments</b>  |                          |                          |                          |
| Pavement area clean of sediments                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Structural Integrity</b>   | N/A                      | N/A                      |                          |
| No evidence of surface deterioration                                  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of rutting or spalling                                    | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of pavement settling                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of missing aggregate                                      | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Outlets</b>  | N/A                      | N/A                      |                          |
| Outlet(s) condition   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No evidence of clogging   | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| <b>Vegetation</b>   | N/A                      | N/A                      |                          |
| Vegetation healthy  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| Vegetation not overgrown  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |
| No grass clippings present *  | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> |

\*That May Impair Function

Comments:

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Sketch Description (If Applicable):





# INNERLIGHT ENGINEERING CORPORATION

11490 Emerald Coast Parkway, Suite 2W

Miramar Beach, Florida 32550

Phone: 850.424.5855

| BUDGET WORKSHEET                        |  |       |     |                 |                     |
|---|--|-------|-----|-----------------|---------------------|
| SOMERSET COMMUNITY DEVELOPMENT DISTRICT |  |       |     |                 |                     |
| INITIAL INSPECTION                      |  |       |     |                 |                     |
| August 6, 2025                          |  |       |     |                 |                     |
| ITEM NO                                 | DESCRIPTION                                | UNIT  | QTY | UNIT COST       | TOTAL COST          |
| PHASE - COUNTY ROAD 30A                 |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-CR30A)                | LS    | 1   | \$8,000.00      | \$8,000.00          |
| 2                                       | Initial Conditions Report (PH-CR30A)       | LS    | 1   | \$2,000.00      | \$2,000.00          |
| 3                                       | O&M Restoration Program (PH-CR30A)         | LS    | 1   | \$2,000.00      | \$2,000.00          |
|   | -- Exhibits (PH-CR30A)                     |       |     |                 |                     |
|   | -- Cost Opinions (PH-CR30A)                |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$12,000.00</b>  |
| PHASE - 1A                              |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-1A)                   | LS    | 1   | \$16,000.00     | \$16,000.00         |
| 2                                       | Initial Conditions Report (PH-1A)          | LS    | 1   | \$4,000.00      | \$4,000.00          |
| 3                                       | O&M Restoration Program (PH-1A)            | LS    | 1   | \$4,000.00      | \$4,000.00          |
|   | -- Exhibits (PH-1)                         |       |     |                 |                     |
|   | -- Cost Opinions (PH-1)                    |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$24,000.00</b>  |
| PHASE - 2A                              |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-2A)                   | LS    | 1   | \$24,000.00     | \$24,000.00         |
| 2                                       | Initial Conditions Report (PH-2A)          | LS    | 1   | \$6,000.00      | \$6,000.00          |
| 3                                       | O&M Restoration Program (PH-2A)            | LS    | 1   | \$6,000.00      | \$6,000.00          |
|   | -- Exhibits (PH-2A)                        |       |     |                 |                     |
|   | -- Cost Opinions (PH-2A)                   |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$36,000.00</b>  |
| PHASE - 2B                              |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-2B)                   | #REF! | 1   | \$3,000.00      | \$3,000.00          |
| 2                                       | Initial Conditions Report (PH-2B)          | #REF! | 1   | \$1,500.00      | \$1,500.00          |
| 3                                       | O&M Restoration Program (PH-2B)            | #REF! | 1   | \$1,500.00      | \$1,500.00          |
|   | -- Exhibits (PH-2B)                        |       |     |                 |                     |
|   | -- Cost Opinions (PH-2B)                   |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$6,000.00</b>   |
| PHASE - 3                               |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-3)                    | LS    | 1   | \$40,000.00     | \$40,000.00         |
| 2                                       | Initial Conditions Report (PH-3)           | LS    | 1   | \$10,000.00     | \$10,000.00         |
| 3                                       | O&M Restoration Program (PH-3)             | LS    | 1   | \$10,000.00     | \$10,000.00         |
|   | Exhibits (PH-3)                            |       |     |                 |                     |
|   | Cost Opinions (PH-3)                       |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$60,000.00</b>  |
| PHASE - 4                               |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-4)                    | LS    | 1   | \$20,000.00     | \$20,000.00         |
| 2                                       | Initial Conditions Report (PH-4)           | LS    | 1   | \$5,000.00      | \$5,000.00          |
| 3                                       | O&M Restoration Program (PH-4)             | LS    | 1   | \$5,000.00      | \$5,000.00          |
|   | -- Exhibits (PH-4)                         |       |     |                 |                     |
|   | -- Cost Opinions (PH-4)                    |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$30,000.00</b>  |
| PHASE - BLOCKS J,K,L,&M                 |  |       |     |                 |                     |
| 1                                       | Field Assessment (PH-BL J,K,L,&M)          | LS    | 1   | \$8,000.00      | \$8,000.00          |
| 2                                       | Initial Conditions Report (PH-BL J,K,L,&M) | LS    | 1   | \$2,000.00      | \$2,000.00          |
| 3                                       | O&M Restoration Program (PH-BL J,K,L,&M)   | LS    | 1   | \$2,000.00      | \$2,000.00          |
|   | -- Exhibits (PH-BL J,K,L,&M)               |       |     |                 |                     |
|   | -- Cost Opinions (PH-BL J,K,L,&M)          |       |     |                 |                     |
|   |  |       |     | <b>SUBTOTAL</b> | <b>\$12,000.00</b>  |
|   |  |       |     | <b>TOTAL</b>    | <b>\$180,000.00</b> |

## **Tab 7**



Rizzetta & Company

# **Somerset Community Development District**

[www.somersetcdd.org](http://www.somersetcdd.org)

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**Proposed Final Budget for Fiscal Year 2025-2026**

**Presented by: Rizzetta & Company, Inc.**

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

[rizzetta.com](http://rizzetta.com)

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Rizzetta & Company



| Proposed Budget<br>Somerset Community Development District<br>General Fund<br>Fiscal Year 2025/2026 |   |                                |                                      |                                |   |                         |   |
|---|---|--------------------------------|--------------------------------------|--------------------------------|---|-------------------------|---|
| Chart of Accounts Classification  |   | Actual YTD through<br>06/30/25 | Projected Annual<br>Totals 2024/2025 | Annual Budget for<br>2024/2025 | Projected Budget<br>variance for<br>2024/2025 | Budget for<br>2025/2026 | Budget Increase<br>(Decrease) vs<br>2024/2025 |
| 65  | NPDES Inspections                           | \$ 18,525                      | \$ 24,700                            | \$ 30,000                      | \$ 5,300                                      | \$ 30,000               | \$ -  |
| 66  | Pedestrian Path Lighting Maintenance        | \$ 46,185                      | \$ 61,580                            | \$ 20,000                      | \$ (41,580)                                   | \$ 20,000               | \$ -  |
| 67  | Well Maintenance                            | \$ 1,320                       | \$ 1,760                             | \$ 8,200                       | \$ 6,440                                      | \$ 8,200                | \$ -  |
| 68  | <b>Road &amp; Street Facilities</b>         |                                |                                      |                                |   |                         |   |
| 69  | Crosswalk Maintenance                       | \$ 4,500                       | \$ 6,000                             | \$ 20,000                      | \$ 14,000                                     | \$ 20,000               | \$ -  |
| 70  | Slip Lane Maintenance                       | \$ 8,835                       | \$ 11,780                            | \$ 40,000                      | \$ 28,220                                     | \$ 20,000               | \$ (20,000)                                   |
| 71  | Stormwater System Maintenance               | \$ -                           | \$ -                                 | \$ 1,000                       | \$ 1,000                                      | \$ 1,000                | \$ -  |
| 72  | Street Light/Decorative Light Maintenance   | \$ 9,475                       | \$ 12,633                            | \$ 20,000                      | \$ 7,367                                      | \$ 7,500                | \$ (12,500)                                   |
| 73  | <b>Contingency</b>                          |                                |                                      |                                |   |                         |   |
| 74  | Miscellaneous Contingency                   | \$ -                           | \$ -                                 | \$ 2,412                       | \$ 2,412                                      | \$ 6,279                | \$ 3,867                                      |
| 75  |   |                                |                                      |                                |   |                         |   |
| 76  | <b>Field Operations Subtotal</b>            | <b>\$ 519,243</b>              | <b>\$ 693,218</b>                    | <b>\$ 702,943</b>              | <b>\$ 9,725</b>                               | <b>\$ 740,806</b>       | <b>\$ 37,863</b>                              |
| 77  |   |                                |                                      |                                |   |                         |   |
| 78  | <b>TOTAL EXPENDITURES</b>                   | <b>\$ 647,288</b>              | <b>\$ 857,881</b>                    | <b>\$ 915,364</b>              | <b>\$ 57,483</b>                              | <b>\$ 958,252</b>       | <b>\$ 42,888</b>                              |
| 79  |   |                                |                                      |                                |   |                         |   |
| 80  | <b>EXCESS OF REVENUES OVER EXPENDITURES</b> | <b>\$ 268,075</b>              | <b>\$ 57,482</b>                     | <b>\$ -</b>                    | <b>\$ 57,482</b>                              | <b>\$ -</b>             | <b>\$ -</b>                                   |
| 81  |   |                                |                                      |                                |   |                         |   |

| Comments |   |
|----------|---|
| X        | Maintained at the same rate.  |
|          | Maintained at the same rate.  |
|          | Maintained at the same rate.  |
| X        | Maintained at the same rate.  |
|          | Maintained at the same rate.  |
|          | Budgeting for refinishing, pest control, fixtures, and bulb replacements. |
|          | Amount budgeted for unforeseen expenditures.                              |
|          |   |
|          |   |
|          |   |



| Proposed Budget<br>Somerset Community Development District<br>Reserve Fund<br>Fiscal Year 2025/2026 |   |                                      |                                |   |                         |   |              | Comments |
|---|---|--------------------------------------|--------------------------------|---|-------------------------|---|--------------|----------|
| Chart of Accounts Classification  | Actual YTD through<br>06/30/25  | Projected Annual<br>Totals 2024/2025 | Annual Budget for<br>2024/2025 | Projected Budget<br>variance for<br>2024/2025 | Budget for<br>2025/2026 | Budget Increase<br>(Decrease) vs<br>2024/2025 |              |          |
| 1   |   |                                      |                                |   |                         |   |              |          |
| 2   | ASSESSMENT REVENUES   |                                      |                                |   |                         |   |              |          |
| 3   |   |                                      |                                |   |                         |   |              |          |
| 4   | Special Assessments   |                                      |                                |   |                         |   |              |          |
| 5   | Tax Roll*   | \$ 527,986                           | \$ 527,986                     | \$ 527,986                                    | \$ -                    | \$ 539,027                                    | \$ 11,041    |          |
| 6   | Off Roll*   | \$ 192,014                           | \$ 192,014                     | \$ 192,014                                    | \$ -                    | \$ 167,973                                    | \$ (24,041)  |          |
| 7   |   |                                      |                                |   |                         |   |              |          |
| 8   | Assessment Revenue Subtotal   | \$ 720,000                           | \$ 720,000                     | \$ 720,000                                    | \$ -                    | \$ 707,000                                    | \$ (13,000)  |          |
| 9   |   |                                      |                                |   |                         |   |              |          |
| 10  | OTHER REVENUES  | \$ -                                 |                                |   |                         |   |              |          |
| 11  |   |                                      |                                |   |                         |   |              |          |
| 12  | Balance Forward from Prior Year   | \$ -                                 | \$ -                           | \$ -  | \$ -                    | \$ -  | \$ -         |          |
| 13  |   |                                      |                                |   |                         |   |              |          |
| 14  | Other Revenue Subtotal  | \$ -                                 | \$ -                           | \$ -  | \$ -                    | \$ -  | \$ -         |          |
| 15  |   |                                      |                                |   |                         |   |              |          |
| 16  | TOTAL REVENUES  | \$ 720,000                           | \$ 720,000                     | \$ 720,000                                    | \$ -                    | \$ 707,000                                    | \$ (13,000)  |          |
| 17  | *Allocation of assessments between the Tax Roll and Off Roll are estimates only and subject to change prior to certification. |                                      |                                |   |                         |   |              |          |
| 18  |   |                                      |                                |   |                         |   |              |          |
| 19  | EXPENDITURES  |                                      |                                |   |                         |   |              |          |
| 20  |   |                                      |                                |   |                         |   |              |          |
| 21  | Contingency   |                                      |                                |   |                         |   |              |          |
| 22  | Capital Projects - Asset Review Projects  | \$ -                                 | \$ -                           | \$ -  | \$ -                    | \$ 180,000                                    | \$ 180,000   |          |
| 23  | Capital Reserves  | \$ 516,051                           | \$ 688,068                     | \$ 650,000                                    | \$ (38,068)             | \$ 527,000                                    | \$ (123,000) |          |
| 24  | 30A Traffic Management  | \$ -                                 | \$ -                           | \$ 70,000                                     | \$ 70,000               | \$ -  | \$ (70,000)  |          |
| 25  |   |                                      |                                |   |                         |   |              |          |
| 26  | TOTAL EXPENDITURES  | \$ 516,051                           | \$ 688,068                     | \$ 720,000                                    | \$ 31,932               | \$ 707,000                                    | \$ (13,000)  |          |
| 27  |   |                                      |                                |   |                         |   |              |          |
| 28  | EXCESS OF REVENUES OVER EXPENDITURES  | \$ 203,949                           | \$ 31,932                      | \$ -  | \$ 31,932               | \$ -  | \$ -         |          |
| 29  |   |                                      |                                |   |                         |   |              |          |



# Somerset Community Development District

## Debt Service

Fiscal Year 2025/2026

| Chart of Accounts Classification            | Series 2022 (Refunding) | Budget for 2025/2026 |
|---|-------------------------|----------------------|
|   |                         |                      |
| <b>REVENUES</b>                             |                         |                      |
| Special Assessments                         |                         |                      |
| Net Special Assessments <sup>(1)</sup>      | \$963,485.00            | \$963,485.00         |
|   |                         |                      |
| <b>TOTAL REVENUES</b>                       | <b>\$963,485.00</b>     | <b>\$963,485.00</b>  |
|   |                         |                      |
|   |                         |                      |
| <b>EXPENDITURES</b>                         |                         |                      |
| <b>Administrative</b>                       |                         |                      |
| Debt Service Obligation                     | \$963,485.00            | \$963,485.00         |
| <b>Administrative Subtotal</b>              | <b>\$963,485.00</b>     | <b>\$963,485.00</b>  |
|   |                         |                      |
| <b>TOTAL EXPENDITURES</b>                   | <b>\$963,485.00</b>     | <b>\$963,485.00</b>  |
|   |                         |                      |
| <b>EXCESS OF REVENUES OVER EXPENDITURES</b> | <b>\$0.00</b>           | <b>\$0.00</b>        |

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

6.0%

### GROSS ASSESSMENTS

**\$1,024,984.04**

#### 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.

<sup>(1)</sup> Maximum Annual Debt Service less Prepaid Assessments received.

| SOMERSET COMMUNITY DEVELOPMENT DISTRICT                      |                          |                                       |                       |                              |                |
|--|--------------------------|---------------------------------------|-----------------------|------------------------------|----------------|
| FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE |                          |                                       |                       |                              |                |
| 2025/2026 O&M Budget:  |                          | \$1,665,252.00                        | 2024/2025 O&M Budget: |                              | \$1,595,252.00 |
| Collection Costs:  | 2%                       | \$35,430.89                           | 2025/2026 O&M Budget: |                              | \$1,665,252.00 |
| Early Payment Discounts:                                     | 4%                       | \$70,861.79                           |                       |                              |                |
| 2025/2026 Total:   |                          |                                       | Total Difference:     |                              |                |
|  |                          |                                       |                       |                              |                |
| Lot Size   | Assessment Breakdown     | Per Unit Annual Assessment Comparison |                       | Proposed Increase / Decrease |                |
|  |                          | 2024/2025                             | 2025/2026             | \$                           | %              |
| Single Family  | Series 2022 Debt Service | \$1,252.44                            | \$1,252.44            | \$0.00                       | 0.00%          |
|  | Operations/Maintenance   | \$2,030.60                            | \$2,119.71            | \$89.11                      | 4.39%          |
|  | Total                    | \$3,283.04                            | \$3,372.15            | \$89.11                      | 2.71%          |
|  |                          |                                       |                       |                              |                |
| Commercial   | Series 2022 Debt Service | \$939.33                              | \$939.33              | \$0.00                       | 0.00%          |
|  | Operations/Maintenance   | \$1,522.95                            | \$1,589.78            | \$66.83                      | 4.39%          |
|  | Total                    | \$2,462.28                            | \$2,529.11            | \$66.83                      | 2.71%          |
|  |                          |                                       |                       |                              |                |

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2025/2026 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

|                          |      |                |
|--------------------------|------|----------------|
| TOTAL O&M BUDGET         |      | \$1,665,252.00 |
| COLLECTION COSTS @       | 2.0% | \$35,430.89    |
| EARLY PAYMENT DISCOUNT @ | 4.0% | \$70,861.79    |
| TOTAL O&M ASSESSMENT     |      | \$1,771,544.68 |

| UNITS ASSESSED            |        |  |
|---------------------------|--------|--|
| LOT SIZE                  | O&M    | SERIES 2022 (REFUNDING)<br>DEBT SERVICE <sup>(1)</sup> |
| SINGLE & MULTI FAMILY     | 616    | 616  |
| COMMERCIAL <sup>(5)</sup> | 28.25  | 28.25  |
| Total Platted             | 644.25 | 644.25   |
| <i>Unplatted</i>          |        |  |
| SINGLE & MULTI FAMILY     | 171    | 162  |
| COMMERCIAL <sup>(5)</sup> | 36.75  | 25.60  |
| Total Unplatted           | 207.75 | 187.60   |
| Total Community           | 852    | 831.85   |

| ALLOCATION OF O&M ASSESSMENT |                |                  |                     |
|------------------------------|----------------|------------------|---------------------|
| EAU FACTOR                   | TOTAL<br>EAU's | % TOTAL<br>EAU's | TOTAL<br>O&M BUDGET |
| 1.00                         | 616.00         | 73.71%           | \$1,305,739.18      |
| 0.75                         | 21.19          | 2.54%            | \$44,911.28         |
|                              | 637.19         | 76.24%           | \$1,350,650.47      |
| 1.00                         | 171.00         | 20.46%           | \$362,469.81        |
| 0.75                         | 27.56          | 3.30%            | \$58,424.41         |
|                              | 198.56         | 23.76%           | \$420,894.22        |
|                              | 835.75         | 100.00%          | \$1,771,544.68      |

| PER LOT ANNUAL ASSESSMENT |   |                      |
|---------------------------|---|----------------------|
| O&M <sup>(2)</sup>        | SERIES 2022 (REFUNDING)<br>DEBT SERVICE <sup>(2)(3)</sup> | TOTAL <sup>(4)</sup> |
| \$2,119.71                | \$1,252.44  | \$3,372.15           |
| \$1,589.78                | \$939.33  | \$2,529.11           |
| \$2,119.71                | \$1,252.44  | \$3,372.15           |
| \$1,589.78                | \$939.33  | \$2,529.11           |

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

(\$106,292.68)

Net Revenue to be Collected:

\$1,665,252.00

<sup>(1)</sup> Reflects the number of total lots with Series 2022 debt outstanding.

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

<sup>(3)</sup> 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.

<sup>(4)</sup> Annual assessment that will appear on November 2025 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

<sup>(5)</sup> Commercial squares units respresents 1K per sf.

## 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.

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### EXPENDITURES – ADMINISTRATIVE:

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

**Administrative Services:** The District will incur expenditures for the day to 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.



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

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## **EXPENDITURES - FIELD OPERATIONS:**

**Electric Utility Services:** The District will incur electric utility expenditures for general purposes such as irrigation timers, well and lift station pumps and equipment, street lighting, safety lighting, 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.

**Gas Utility Services:** The District may incur gas utility expenditures related to district operations at its facilities such as street lighting, etc.

**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.

**Landscape Tree Service:** The District may incur expenditures to maintain the trees within the District. These services included but are not limited to pruning, treatment, removal, and replacement.

**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.



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

**Facility Management:** The District may contract with a firm to provide maintenance oversight of its infrastructure.

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

**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.



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## 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.

## 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.

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## 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 8**

**RESOLUTION 2025-07**  
**[FY 2026 APPROPRIATION RESOLUTION]**

**THE ANNUAL APPROPRIATION RESOLUTION OF THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGET(S) FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2025, AND ENDING SEPTEMBER 30, 2026; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the District Manager prepared and submitted to the Board of Supervisors ("**Board**") of the Somerset Community Development District ("**District**") prior to June 15, 2025, proposed budget(s) ("**Proposed Budget**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local general-purpose government(s) having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

**WHEREAS**, the Board set a public hearing on the Proposed Budget and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

**WHEREAS**, the District Manager posted the Proposed Budget on the District's website in accordance with Section 189.016, *Florida Statutes*; and

**WHEREAS**, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1<sup>st</sup> of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year.

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

**SECTION 1. BUDGET**

- a. The Proposed Budget, attached hereto as **Exhibit A**, as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* ("**Adopted Budget**"), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.
- b. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Somerset Community Development District for the Fiscal Year Ending September 30, 2026."

- c. The Adopted Budget shall be posted by the District Manager on the District's official website in accordance with Section 189.016, *Florida Statutes* and shall remain on the website for at least two (2) years.

## **SECTION 2. APPROPRIATIONS**

There is hereby appropriated out of the revenues of the District, for FY 2026, the sum(s) set forth in **Exhibit A** to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated as set forth in **Exhibit A**.

## **SECTION 3. BUDGET AMENDMENTS**

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within FY 2026 or within 60 days following the end of the FY 2026 may amend its Adopted Budget for that fiscal year as follows:

- a. A line-item appropriation for expenditures within a fund may be decreased or increased by motion of the Board recorded in the minutes, and approving the expenditure, if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may approve an expenditure that would increase or decrease a line-item appropriation for expenditures within a fund if the total appropriations of the fund do not increase and if either (i) the aggregate change in the original appropriation item does not exceed the greater of \$15,000 or 15% of the original appropriation, or (ii) such expenditure is authorized by separate disbursement or spending resolution.
- c. Any other budget amendments shall be adopted by resolution and consistent with Florida law. The District Manager or Treasurer must ensure that any amendments to the budget under this paragraph c. are posted on the District's website in accordance with Section 189.016, *Florida Statutes*, and remain on the website for at least two (2) years.

**SECTION 4. EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.**

ATTEST:

**SOMERSET COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary / Assistant Secretary

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Chair/Vice Chair, Board of Supervisors

**Exhibit A:** FY 2026 Budget

**Exhibit A:** FY 2026 Budget

## **Tab 9**

**RESOLUTION 2025-08**  
**[FY 2026 ASSESSMENT RESOLUTION]**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT PROVIDING FOR FUNDING FOR THE FY 2026 ADOPTED BUDGET(S); PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Somerset Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes*, for the purpose of providing, operating and maintaining infrastructure improvements, facilities and services to the lands within the District, located in Walton County, Florida ("**County**"); and

**WHEREAS**, the District has constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, *Florida Statutes*; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District has determined to undertake various operations and maintenance and other activities described in the District's budget ("**Adopted Budget**"), attached hereto as **Exhibit A**; and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District and, regardless of the imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, in order to fund the District's Adopted Budget, the District's Board now desires to adopt this Resolution setting forth the means by which the District intends to fund its Adopted Budget.

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

1. **FUNDING.** The District's Board hereby authorizes the funding mechanisms for the Adopted Budget as provided further herein and as indicated in the Adopted Budget attached hereto as **Exhibit A** and the assessment roll attached hereto as **Exhibit B ("Assessment Roll")**.

2. **OPERATIONS AND MAINTENANCE ASSESSMENTS.**

- a. **Benefit Findings.** The provision of the services, facilities, and operations as described in **Exhibit A** confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the cost of the assessments. The allocation of the assessments to the specially benefitted lands is shown in **Exhibit A** and **Exhibit B** and is hereby found to be fair and reasonable.



- b. **O&M Assessment Imposition.** Pursuant to Chapter 190, *Florida Statutes*, a special assessment for operations and maintenance ("**O&M Assessment(s)**") is hereby levied and imposed on benefitted lands within the District and in accordance with **Exhibit A** and **Exhibit B**. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.
  - c. **Maximum Rate.** Pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance assessments.
3. **DEBT SERVICE SPECIAL ASSESSMENTS.** The District's Board hereby certifies for collection the FY 2026 installment of the District's previously levied debt service special assessments ("**Debt Assessments,**" and together with the O&M Assessments, the "**Assessments**") in accordance with this Resolution and as further set forth in **Exhibit A** and **Exhibit B**, and hereby directs District staff to affect the collection of the same.
4. **COLLECTION AND ENFORCEMENT; PENALTIES; INTEREST.** Pursuant to Chapter 190, *Florida Statutes*, the District is authorized to collect and enforce the Assessments as set forth below.
  - a. **Tax Roll Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on the "**Tax Roll Property**" identified in **Exhibit B** shall be collected by the County Tax Collector at the same time and in the same manner as County property taxes in accordance with Chapter 197, *Florida Statutes* ("**Uniform Method**"). That portion of the Assessment Roll which includes the Tax Roll Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County property taxes. The District's Board finds and determines that such collection method is an efficient method of collection for the Tax Roll Property.
  - b. **Direct Bill Assessments.** To the extent indicated in **Exhibit A** and **Exhibit B**, those certain O&M Assessments (if any) and/or Debt Assessments (if any) imposed on "**Direct Collect Property**" identified in **Exhibit B** shall be collected directly by the District in accordance with Florida law, as set forth in **Exhibit A** and **Exhibit B**. The District's Board finds and determines that such collection method is an efficient method of collection for the Direct Collect Property.
    - i. *Due Date (O&M Assessments).* O&M Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **December 1, 2025**, **25%** due no later than **February 1, 2026**, and **25%** due no later than **May 1, 2026**.

- ii. *Due Date (Debt Assessments).* Debt Assessments directly collected by the District shall be due and payable in full on **December 1, 2025**; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule: **50%** due no later than **December 1, 2025**, **25%** due no later than **February 1, 2026**, and **25%** due no later than **May 1, 2026**.
- iii. In the event that an Assessment payment is not made in accordance with the schedule(s) stated above, the whole of such Assessment, including any remaining partial, deferred payments for the Fiscal Year: shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the rate of any bonds secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

- c. **Future Collection Methods.** The District's decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. **ASSESSMENT ROLL; AMENDMENTS.** The Assessment Roll, attached hereto as **Exhibit B**, is hereby certified for collection. The Assessment Roll shall be collected pursuant to the collection methods provided above. The proceeds therefrom shall be paid to the District. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll.

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 upon the passage and adoption of this Resolution by the Board.

**PASSED AND ADOPTED** this 7th day of August 2025.

ATTEST:

**SOMERSET COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

By: \_\_\_\_\_

Its: \_\_\_\_\_

**Exhibit A:**      Budget  
**Exhibit B:**      Assessment Roll

**Exhibit A:**      Budget

**Exhibit B:**      Assessment Roll

Assessment Rolls can be requested via mail at the District Managers office located at:  
3434 Colwell Ave, Suite 200, Tampa, FL 33614

## **Tab 10**

**DIRECT COLLECTION AGREEMENT  
FY 2026**

This **Agreement** ("**Agreement**") is made and entered into effective as of October 1, 2025, by and between:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, *Florida Statutes* (hereinafter "**District**"), is located in Walton County, Florida ("**County**"), and whose mailing address is District's Manager, c/o Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614; and

**EBSCO Gulf Coast Development, Inc.**, a Delaware corporation and the owner of certain property located within the boundaries of the District (hereinafter, the "**Property Owner**," and together with the District, "**Parties**"), and whose mailing address is 9581 East County Highway 30A, Bldg. 1, Alys Beach, Florida 32461. For purposes of this Agreement, Property Owner's property is more particularly described in **Exhibit A** attached hereto ("**Property**").

**RECITALS**

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District was established for the purpose of planning, financing, constructing, operating, and/or maintaining certain infrastructure, and is authorized to levy such taxes, special assessments, fees and other charges as may be necessary in furtherance of the District's activities and services; and

**WHEREAS**, the Property will benefit from the timely construction and acquisition of the District's facilities, activities and services and from the continued operations of the District; and

**WHEREAS**, for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**FY 2026**"), the Board of Supervisors ("**Board**") of the District determined to undertake various operations and maintenance and other activities described in the District's adopted budget ("**Adopted Budget**"); and

**WHEREAS**, pursuant to Chapter 190, *Florida Statutes*, the District may fund the Adopted Budget through the levy and imposition of special assessments on benefitted lands within the District, and, regardless of imposition method utilized by the District, under Florida law the District may collect such assessments by direct bill, tax roll, or in accordance with other collection measures provided by law; and

**WHEREAS**, pursuant to Resolution 2025-08 ("**Annual Assessment Resolution**"), the District's Board levied special assessments to fund the operations and maintenance of the Adopted Budget ("**O&M Assessments**") in the amounts set forth in Adopted Budget and the assessment roll attached to the Annual Assessment Resolution ("**Assessment Roll**"), and set forth the method by which the O&M Assessments and the FY 2026 installment of the District's previously levied debt service assessments ("**Debt Assessment**," and together with the O&M Assessments, "**Assessments**") shall be collected and enforced; and

**WHEREAS**, Property Owner agrees that the O&M Assessments, which were imposed on the lands within the District, including the Property, have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District; and



**WHEREAS**, pursuant to Florida law, the District certified the (i) portion of the Assessment Roll related to certain “**Tax Roll Property**” to the County Tax Collector for collection in accordance with Chapter 197, *Florida Statutes* (“**Uniform Method**”) and (ii) portion of the Assessment Roll relating to the “**Direct Collect Property**” for direct collection by the District in accordance with Florida law; and

**WHEREAS**, as the Property is identified on the Assessment Roll as Direct Collect Property, the District and Property Owner desire to arrange for the direct collection and direct payment of the District’s Assessments levied against the Property.

**NOW, THEREFORE**, based upon good and valuable consideration and the mutual covenants of the Parties, the receipt of which and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. **RECITALS.** The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Agreement.

2. **VALIDITY OF SPECIAL ASSESSMENTS.** Property Owner agrees that the Assessments have been validly imposed and constitute valid, legal, and binding liens upon the lands within the District, including the Property. Property Owner hereby waives and relinquishes any rights it may have to challenge, object to, or otherwise fail to pay such Assessments.

3. **COVENANT TO PAY.** Property Owner agrees to pay the Assessments attributable to the Property, regardless of whether Property Owner owns the Property at the time such payment is due or paid. Nothing herein shall prohibit Property Owner from prorating or otherwise collecting these Assessments from subsequent purchasers of the Property. The District shall send a bill to Property Owner on or about September 15, 2025, indicating the exact amount of the Assessment being certified for collection in FY 2026. The Assessments attributable to the Property shall be due and payable on the dates and in the amounts set forth in the Annual Assessment Resolution. The District’s decision to collect Assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

4. **ENFORCEMENT.** This Agreement shall serve as an alternative, additional method for collection of the Assessments. This Agreement shall not affect the District’s ability to collect and enforce its Assessments by any other method authorized by Florida law. Property Owner acknowledges that the failure to pay the Assessments may result in the initiation of a foreclosure action, or, at the District’s sole discretion, delinquent Assessments may be certified for collection on a future County tax bill. In the event that an Assessment payment is not made in accordance with the schedule stated above, the whole of such Assessment – including any remaining partial, deferred payments for FY 2026, shall immediately become due and payable; shall accrue interest, penalties in the amount of one percent (1%) per month, and all costs of collection and enforcement; and shall either be enforced pursuant to a foreclosure action, or, at the District’s sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement. Any prejudgment interest on delinquent Assessments shall accrue at the applicable rate of any bonds or other debt instruments secured by the Assessments, or at the statutory prejudgment interest rate, as applicable. In the event an Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate legal proceedings pursuant to

Chapter 170, *Florida Statutes*, or other applicable law to collect and enforce the whole Assessment, as set forth herein.

5. **NOTICE.** All notices, requests, consents and other communications under this Agreement, but excluding invoices ("**Notices**") shall be in writing and shall be delivered, mailed by First Class Mail, postage prepaid, or overnight delivery service, to the Parties, at the addresses set forth above. Except as otherwise provided in this Agreement, any Notice shall be deemed received only upon actual delivery at the address set forth in this Agreement. Notices delivered after 5:00p.m. (at the place of delivery) or on a non-business day, shall be deemed received on the next business day. If any time for giving Notice contained in this Agreement would otherwise expire on a non-business day, the Notice period shall be extended to the next succeeding business day. Saturdays, Sundays, and legal holidays recognized by the United States government shall not be regarded as business days. Counsel for the Parties may deliver Notice on behalf of the Parties. Any Party or other person to whom Notices are to be sent or copied may notify the other Parties and addresses of any change in name or address to which Notices shall be sent by providing the same on five (5) days written notice to the Parties and addresses set forth in this Agreement.

6. **AMENDMENT.** This instrument shall constitute the final and complete expression of the Agreement between the Parties relating to the subject matter of this Agreement. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the Parties hereto.

7. **AUTHORITY.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each Party has complied with all the requirements of law, and each Party has full power and authority to comply with the terms and provisions of this Agreement.

8. **ASSIGNMENT.** This Agreement may not be assigned, in whole or in part, by either Party except upon the written consent of the other. Any purported assignment without such consent shall be void.

9. **DEFAULT.** A default by either Party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance and specifically including the ability of the District to enforce any and all payment obligations under this Agreement through the imposition and enforcement of a contractual or other lien on property owned by the Property Owner.

10. **ATTORNEYS' FEES.** In the event that either Party is required to enforce this Agreement by court proceedings or otherwise, then the Parties agree that the prevailing Party shall be entitled to recover from the other all costs incurred, including reasonable attorneys' fees and costs for trial, alternative dispute resolution, or appellate proceedings.

11. **BENEFICIARIES.** This Agreement is solely for the benefit of the formal parties herein and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the Parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the Parties hereto and their respective representatives, successors and assigns.

12. **APPLICABLE LAW.** This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida.

13. **NEGOTIATION AT ARM'S LENGTH.** This Agreement has been negotiated fully between the Parties as an arm's length transaction. The Parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the Parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

[SIGNATURES ON NEXT PAGE]

**IN WITNESS WHEREOF**, the Parties execute this Agreement the day and year first written above.

Attest:

**SOMERSET COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary/Assistant Secretary

\_\_\_\_\_  
By: \_\_\_\_\_  
Its: \_\_\_\_\_

**EBSCO GULF COAST DEVELOPMENT, INC.,**  
A Delaware corporation

\_\_\_\_\_  
Witness

By: \_\_\_\_\_  
Name: \_\_\_\_\_  
Title: \_\_\_\_\_

**EXHIBIT A      Description of the Property**

**Exhibit A**  
**Description of the Property**



**LEGAL DESCRIPTION**

**LEGAL DESCRIPTION**

THE WEST ONE-HALF (W 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 26,  
TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA;  
LESS AND EXCEPT: THE RIGHT-OF-WAY OF STATE ROAD S-30-A

AND

THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF FRACTIONAL  
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.

LESS AND EXCEPT: THE RIGHT-OF-WAY OF STATE ROAD S-30-A;

LESS AND EXCEPT: A 77.77 FEET WIDE STRIP OF LAND ALONG THE WEST LINE OF THE (E  
1/2) OF THE SE 1/4 OF SAID SECTION 27, LYING NORTH OF STATE ROAD S-30-A, MORE  
PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF THE (NE 1/4) OF THE (SE 1/4) OF SECTION 27,  
TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE NORTH 89°29'08"  
EAST ALONG THE NORTH LINE OF SAID (SE 1/4), FOR A DISTANCE OF 77.77 FEET; THENCE  
SOUTH 01°20'28" WEST, ALONG A LINE WHICH IS 77.77 FEET EAST OF AND PARALLEL WITH  
THE WEST LINE OF THE (EAST 1/2) OF THE (SE 1/4) A DISTANCE OF 1283.85 FEET TO A  
POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF STATE ROAD S-30-A; THENCE NORTH  
66°55'13" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE FOR A DISTANCE OF 83.72  
FEET TO A POINT ON THE WEST LINE OF THE (E 1/2) OF THE (SE 1/4); THENCE NORTH  
01°20'28" EAST, ALONG SAID WEST LINE FOR A DISTANCE OF 1251.72 FEET TO THE POINT  
OF BEGINNING.

ALSO LESS AND EXCEPT: A 93.54 FEET WIDE STRIP OF LAND ALONG THE WEST LINE OF  
THE EAST ONE-HALF (E 1/2) OF THE SOUTHEAST QUARTER (SE 1/4) OF SAID SECTION 27,  
LYING SOUTH OF STATE ROAD S-30-A, MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCE AT THE NORTHWEST (NW) CORNER OF THE (E 1/2) OF THE (SE 1/4) OF  
SECTION 27, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA; THENCE S.01  
°20'28"W. ALONG SAID WEST LINE OF THE EAST 1/2 (E 1/2) OF THE SOUTHEAST QUARTER  
(SE 1/4) OF SECTION 27 FOR A DISTANCE OF 1359.37 FEET TO A POINT ON THE  
SOUTHERLY RIGHT OF WAY LINE OF STATE ROAD S-30-A AND THE POINT OF BEGINNING;  
THENCE S.66°55'13"E. ALONG SAID SOUTHERLY RIGHT-OF-WAY FOR A DISTANCE OF 100.51  
FEET; THENCE S.01°22'00"W. ALONG A LINE WHICH IS 93.54 FEET EAST OF AND PARALLEL  
WITH THE WEST LINE OF THE (EAST 1/2) OF THE (SE 1/4) FOR A DISTANCE OF 1050.00  
FEET TO THE MEAN HIGH WATER LINE OF THE GULF OF MEXICO; THENCE N.65°25'37"W.  
ALONG THE MEANDER OF THE MEAN HIGH WATER LINE OF THE WATERS OF THE GULF OF  
MEXICO FOR A DISTANCE OF 101.77 FEET; THENCE RUN N.01°22'00"E FOR A DISTANCE OF  
1047.15 FEET TO THE POINT OF BEGINNING.

AND

FRACTIONAL SECTION 34, TOWNSHIP 3 SOUTH, RANGE 18 WEST, WALTON COUNTY, FLORIDA.  
TOGETHER WITH ALL RIPARIAN AND LITTORAL RIGHTS AND ALL PRIVILEGES OF AN UPLAND  
OWNER APPERTAINING THERETO. PARCEL CONTAINS 158.49 ACRES, MORE OR LESS.

*Somerset Community Development District*

• **EBSCO Gulf Coast Development, Inc.**  
Developer

• **Moore Bass Consulting, Inc.**  
Civil Engineer



## **Tab 11**



**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE SOMERSET COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2025-2026; AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District is required by Section 189.015, *Florida Statutes*, to file quarterly, semi-annually, or annually a schedule (including date, time, and location) of its regular meetings with local governing authorities; and

**WHEREAS**, further, in accordance with the above-referenced statute, the District shall also publish quarterly, semi-annually, or annually the District’s regular meeting schedule in a newspaper of general paid circulation in the county in which the District is located; and

**WHEREAS**, the Board desires to adopt the Fiscal Year 2025-2026 annual meeting schedule attached as **Exhibit A**.

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

**SECTION 1.** The Fiscal Year 2025-2026 annual meeting schedule attached hereto and incorporated by reference herein as **Exhibit A** is hereby approved and shall be published in accordance with the requirements of Florida law and provided to applicable governing authorities.

**SECTION 2.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED** this **7th** day of August 2025.

ATTEST:

**SOMERSET COMMUNITY DEVELOPMENT  
DISTRICT**

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Secretary/Assistant Secretary

---

Chairperson, Board of Supervisors

**Exhibit A**

**BOARD OF SUPERVISORS MEETING DATES  
SOMERSET COMMUNITY DEVELOPMENT DISTRICT  
FISCAL YEAR 2025-2026**

The Board of Supervisors of the Somerset Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Somerset Conference Room, located at 215 Nonesuch Way, Alys Beach, Florida 32461, at 2:00 p.m. Central Time unless otherwise indicated as follows:

|                            |           |
|----------------------------|-----------|
| Thursday, October 2, 2025  | 2:00 p.m. |
| Thursday, December 4, 2025 | 2:00 p.m. |
| Thursday, February 5, 2026 | 2:00 p.m. |
| Thursday, April 2, 2026    | 2:00 p.m. |
| Thursday, June 4, 2026     | 2:00 p.m. |
| Thursday, August 6, 2026   | 2:00 p.m. |

*Kim O'Mera*  
District Manager

## **Tab 12**



Rizzetta & Company

#### UPCOMING DATES TO REMEMBER

- **Next Meeting:** October 2, 2025
- **FY 2023-2024 Audit:** Completed
- **Next Election (Seats 1, 4, & 5):** November 2026

## District Manager's Report

August 7

# 2025

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#### FINANCIAL SUMMARY

June 30, 2025

|  |                        |
|--|------------------------|
| General Fund Cash & Investment Balance:    | \$ 886,012.00          |
| Reserve Fund Cash & Investment Balance:    | \$ 2,793,730.00        |
| <b>Total Cash and Investment Balances:</b> | <b>\$ 3,679,742.00</b> |

#### **General Fund**

|                                   |                 |
|-----------------------------------|-----------------|
| FY24/25 Budget                    | \$ 915,364.00   |
| TYD Expenditures                  | \$ (647,288.00) |
| YTD Budget - 4/30/25              | \$ 698,251.00   |
| YTD Budget Trend (over)/under, \$ | 50,963.00       |

#### **Reserve Fund**

|                     |                 |
|---------------------|-----------------|
| FY24/25 Budget      | \$ 720,000.00   |
| TYD Expenditures    | \$ (516,051.00) |
| Remaining FY Budget | \$ 203,949.00   |



### Action Item Report

| Date Added | Item  | Status      | Description   | Notes  |
|------------|---|-------------|---|--|
| 6/5/2025   | <b>Top Dressing 30A Sod</b>                     | In Progress | Approved \$5,020 (Reserves)   | Work to be completed the week of August 11th   |
| 4/3/2025   | <b>Dune Consultation</b>                        | In Progress | Approved, \$8,175.78, Operating Expense   | Agreement executed 4/4/25, pending update from Dune Doctors  |
| 2/20/2025  | <b>Update Memorandum of Understanding (MOU)</b> | In Progress | Enhance current MOU to clarify areas of need and discuss any additional areas needed.             | 2/20/25: Submitted comments with request for input to TO, Chair, and President.                              |
| 2/6/2025   | <b>Stormwater Bill and O&amp;M Requirements</b> | In Progress | Task #1 approved at April 3, 2025 BOS meeting, \$22,800   | Report to be presented at the August 7th meeting.  |
| 9/5/2024   | <b>Public Facilities Report</b>                 | In Progress | Presented at April 3, 2025 BOS Meeting with approval to submit to the County.                     | Pending confirmation of transmission to the County.  |
| 9/5/2024   | <b>Updated Reserve Study</b>                    | In Progress | Obtain a proposal from Association Reserves for a new Reserve Study, present at the next meeting. | Additional work needed to capture funding needs, to incorporate information presented in stormwater reports. |
| 6/5/2025   | <b>FY25/26 Proposed Budget</b>                  | Closed      |   |  |
| 6/5/2025   | <b>Additional Sargassum Removal</b>             | Closed      | \$15K NTE for additional clean-up as needed.  |  |
| 4/3/2025   | <b>Surplus Debt Service Revenue</b>             | Closed      | Transfer \$169,092.67 to Reserve Fund   | Wired 6/4/25, reflected in Reserve account   |