



Rizzetta & Company

Somerset Community Development District

www.somersetcdd.org

Adopted Budget for Fiscal Year 2026-2027

Presented by: Rizzetta & Company, Inc.

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Adopted Budget Somerset Community Development District General Fund Fiscal Year 2026/2027			
Chart of Accounts Classification		Budget for 2026/2027	
1			
2	ASSESSMENT REVENUES		
3			
4	<i>Special Assessments</i>		
5	Tax Roll*	\$	975,620
6	Off Roll*	\$	250,890
7			
8	Assessment Revenue Subtotal	\$	1,226,510
9			
10	TOTAL REVENUES	\$	1,226,510
11			
12	EXPENDITURES - ADMINISTRATIVE		
13			
14	<i>Legislative</i>		
15	Supervisor Fees	\$	6,000
16	<i>Financial & Administrative</i>		
17	Accounting Services	\$	22,962
18	Administrative Services	\$	6,816
19	Arbitrage Rebate Calculation	\$	500
20	Assessment Roll	\$	6,544
21	Auditing Services	\$	4,100
22	Disclosure Report	\$	1,500
23	District Engineer	\$	36,000
24	District Management	\$	77,523
25	Dues, Licenses & Fees	\$	175
26	Financial & Revenue Collections	\$	7,744
27	Legal Advertising	\$	3,710
28	Public Officials Liability Insurance	\$	4,314

Adopted Budget Somerset Community Development District General Fund Fiscal Year 2026/2027			
Chart of Accounts Classification			Budget for 2026/2027
29	Trustees Fees	\$	4,200
30	Website Hosting, Maintenance, Backup	\$	7,620
31	<i>Legal Counsel</i>		
32	District Counsel	\$	35,000
33			
34	Administrative Subtotal	\$	224,708
35			
36	EXPENDITURES - FIELD OPERATIONS		
37			
38	<i>Electric Utility Services</i>		
39	Utility - Irrigation	\$	36,500
40	Utility - Street Lights	\$	7,300
41	<i>Stormwater Control</i>		
42	Stormwater Monitoring	\$	32,000
43	Stormwater System Maintenance	\$	2,000
44	<i>Other Physical Environment</i>		
45	Facility Management	\$	100,572
46	General Liability Insurance & Property Insurance	\$	26,090
47	NPDES Inspections	\$	32,000
48	Pedestrian Path Lighting Maintenance	\$	75,000
49	Water Management Monitoring & Reporting	\$	2,500
50	Water Quality Monitoring & Testing	\$	5,000
51	Well Maintenance	\$	13,000
52	<i>Landscape</i>		
53	Irrigation Maintenance & Repair	\$	43,000
54	Irrigation System - Supply Pump Maintenance	\$	35,200
55	Irrigation System - Feeder Pump Chemicals	\$	76,000
56	Landscape Maintenance Contractural	\$	111,640

Adopted Budget Somerset Community Development District General Fund Fiscal Year 2026/2027			
Chart of Accounts Classification			Budget for 2026/2027
57	Landscape Replacement - Plants, Shrubs, Palms, Sod	\$ 20,000	
58	Landscape Tree Service	\$ 34,000	
59	Lake/Pond Bank Maintenance & Repair	\$ 5,000	
60	Road & Street Facilities		
61	Crosswalk Maintenance	\$ 20,000	
62	Slip Lane Maintenance	\$ 20,000	
63	Street Light/Decorative Light Maintenance	\$ 8,500	
64	Stormwater System Maintenance	\$ 5,000	
65	Beachfront		
66	Beach & Coastal Environmental Service	\$ 68,000	
67	Dune Maintenance	\$ 217,500	
68	Contingency		
69	Miscellaneous Contingency	\$ 6,000	
70			
71	Field Operations Subtotal	\$ 1,001,802	
72			
73	TOTAL EXPENDITURES	\$ 1,226,510	
74			
75	EXCESS OF REVENUES OVER EXPENDITURES	\$ -	
76			

Adopted Budget			
Somerset Community Development District			
Reserve Fund			
Fiscal Year 2026/2027			
Chart of Accounts Classification			Budget for 2026/2027
1			
2	ASSESSMENT REVENUES		
3			
4	<i>Special Assessments</i>		
5	Tax Roll*	\$	666,870
6	Off Roll*	\$	171,492
7			
8	Assessment Revenue Subtotal	\$	838,362
9			
10	TOTAL REVENUES	\$	838,362
11			
12	EXPENDITURES		
13			
14	<i>Contingency</i>		
15	Capital Reserves	\$	838,362
16			
17	TOTAL EXPENDITURES	\$	838,362
18			
19	EXCESS OF REVENUES OVER EXPENDITURES	\$	-
20			

Somerset Community Development District

Debt Service

Fiscal Year 2026/2027

Chart of Accounts Classification	Series 2022 (Refunding)	Budget for 2026/2027
REVENUES		
Special Assessments		
Net Special Assessments ⁽¹⁾	\$963,485.00	\$963,485.00
TOTAL REVENUES	\$963,485.00	\$963,485.00
EXPENDITURES		
Administrative		
Debt Service Obligation	\$963,485.00	\$963,485.00
Administrative Subtotal	\$963,485.00	\$963,485.00
TOTAL EXPENDITURES	\$963,485.00	\$963,485.00
EXCESS OF REVENUES OVER EXPENDITURES	\$0.00	\$0.00

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

6.0%

GROSS ASSESSMENTS

\$1,024,984.04

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.

⁽¹⁾ Maximum Annual Debt Service less Prepaid Assessments received.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE

TOTAL O&M BUDGET		\$2,064,872.00
COLLECTION COSTS @	2.0%	\$43,933.45
EARLY PAYMENT DISCOUNT @	4.0%	\$87,866.89
TOTAL O&M ASSESSMENT		\$2,196,672.34

UNITS ASSESSED			ALLOCATION OF O&M ASSESSMENT				PER LOT ANNUAL ASSESSMENT		
LOT SIZE	O&M	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽¹⁾	EAU FACTOR	TOTAL EAU's	% TOTAL EAU's	TOTAL O&M BUDGET	O&M ⁽²⁾	SERIES 2022 (REFUNDING) DEBT SERVICE ⁽²⁾⁽³⁾	TOTAL ⁽⁴⁾
SINGLE & MULTI FAMILY	637	637	1.00	637.00	76.22%	\$1,674,280.92	\$2,628.38	\$1,252.44	\$3,880.82
COMMERCIAL ⁽⁵⁾	37.06	37.06	0.75	27.79	3.33%	\$73,048.06	\$1,971.29	\$939.33	\$2,910.62
Total Platted	674.06	674.06		664.79	79.54%	\$1,747,328.98			
Unplatted									
SINGLE & MULTI FAMILY	150	141	1.00	150.00	17.95%	\$394,257.67	\$2,628.38	\$1,252.44	\$3,880.82
COMMERCIAL ⁽⁵⁾	27.94	16.79	0.75	20.96	2.51%	\$55,085.68	\$1,971.29	\$939.33	\$2,910.62
Total Unplatted	177.94	157.79		170.96	20.46%	\$449,343.36			
Total Community	852	831.85		835.75	100.00%	\$2,196,672.34			

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

(\$131,800.34)

Net Revenue to be Collected:

\$2,064,872.00

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

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

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

⁽⁴⁾ Annual assessment that will appear on November 2026 Walton County property tax bill. Amount shown includes all applicable collection costs and early payment discounts (up to 4% if paid early).

⁽⁵⁾ Commercial square footage is represented in units of 1,000 square feet.

SOMERSET COMMUNITY DEVELOPMENT DISTRICT					
FISCAL YEAR 2026/2027 O&M & DEBT SERVICE ASSESSMENT SCHEDULE					
2026/2027 O&M Budget:		\$2,064,872.00	2025/2026 O&M Budget:		\$1,665,252.00
Collection Costs:	2%	\$43,933.45	2026/2027 O&M Budget:		\$2,064,872.00
Early Payment Discounts:	4%	\$87,866.89			
2026/2027 Total:		<u>\$2,196,672.34</u>	Total Difference:		<u>\$399,620.00</u>

Lot Size	Assessment Breakdown	Per Unit Annual Assessment Comparison		Proposed Increase / Decrease	
		2025/2026	2026/2027	\$	%
Single Family	Series 2022 Debt Service	\$1,252.44	\$1,252.44	\$0.00	0.00%
	Operations/Maintenance	\$2,119.71	\$2,628.38	\$508.67	24.00%
	Total	\$3,372.15	\$3,880.82	\$508.67	15.08%
Commercial	Series 2022 Debt Service	\$939.33	\$939.33	\$0.00	0.00%
	Operations/Maintenance	\$1,589.78	\$1,971.29	\$381.51	24.00%
	Total	\$2,529.11	\$2,910.62	\$381.51	15.08%

GENERAL FUND BUDGET ACCOUNT CATEGORY DESCRIPTION

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

REVENUES:

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

EXPENDITURES – ADMINISTRATIVE:

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

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

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

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



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

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

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

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

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

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

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

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

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

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

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

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

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



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

EXPENDITURES - FIELD OPERATIONS:

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

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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