

# Lake Bernadette Community Development District

## Board of Supervisors

Michael Berman, Chairman  
Brenton Basinger, Vice Chairman  
Robert Van Liew, Assistant Secretary  
Bonnie Hazelett, Assistant Secretary  
James Callaghan, Assistant Secretary

Jordan Lansford, District Manager  
Scott Steady, Esquire, District Counsel  
Dan Nesselt, Clubhouse Manager  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Tuesday, February 23, 2021 – 6:00 p.m.

Zoom Meeting information for RESIDENTS ONLY all residents must attend via Zoom

**Meeting ID: 845 9820 2159**

**Meeting Passcode: 123456**

**Meeting URL: <https://us02web.zoom.us/j/84598202159>**

**Call in Number: (929) 205-6099**

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- 1. Roll Call**
  - 2. Audience Comments Limited to 3 minutes per Person**
  - 3. Consent Agenda**
    - A. Approval of the Minutes of January 26, 2021 Meeting- Page # 2
    - B. Acceptance of the Financial Statements – Page # 7
    - C. Designation of Officers Resolution 2021-03– Page # 26
  - 4. Attorney’s Report**
  - 5. Engineer’s Report**
    - A. Discussion of Maps and CDD Maintenance Responsibility
  - 6. District Manager’s Report**
    - A. 5-year plan – Page #27
    - B. Discussion of Aquatics Bid Proposals
    - C. Pond Report- Page #28
  - 7. Clubhouse Manager’s Report - Page # 36**
    - A. FHP Stats
    - B. Bike Rack Modification- Page # 37
    - C. Discussion on Painting Proposals - Page # 38, 39, 40
    - D. Discussion on Pool House Restroom Renovation Proposal- Page # 49
  - 8. Old Business**
  - 9. New Business and Supervisors’ Requests**
  - 10. Adjournment**

**Next Workshop is March 9, 2021 at 6:00 PM via Zoom**

**Next Meeting is March 23, 2021 at 6:00 PM**

### District Office:

2654 Cypress Ridge Boulevard, Suite 101  
Wesley Chapel, Florida  
813-991-1116

### Meeting Location:

Lake Bernadette Clubhouse  
5410 Golf Links Boulevard  
Zephyrhills, Florida

**MINUTES OF MEETING  
LAKE BERNADETTE  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held virtually on Tuesday, January 26, 2021 at 6:06 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida.

Present and constituting a quorum were:

Michael Berman	Chairman
Brenton Basinger	Vice-Chairman
Bonnie Hazelett	Assistant Secretary
James Callaghan	Assistant Secretary

Also present were:

Jordan Lansford	District Manager
Tonja Stewart	District Engineer
Dan Nesselt	Clubhouse Manager
Mark Vega	District Manger
Residents	

*The following is a summary of the discussions and actions taken at the January 26, 2021 Lake Bernadette Community Development District's Board of Supervisors Meeting.*

**FIRST ORDER OF BUSINESS**

**Roll Call**

- Ms. Lansford called the meeting to order at 6:06 p.m. and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

- Audience comments were received.

**THIRD ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of the Minutes of December 1, 2020 Meeting**
- B. Acceptance of the Financial Statements Dated December 31, 2020**

On MOTION by Mr.Callaghan seconded by Ms. Hazelett with all in favor, the Consent Agenda was approved as presented.

Lake Bernadette CDD

**FOURTH ORDER OF BUSINESS**

**Attorney's Report**

- Mr. Berman noted a few Board members were uncomfortable meeting in person due to the ongoing pandemic. He requested they contact Mr. Steady and see what other options are available.
- There was Board consensus to get with the District Attorney regarding other feasible options.

**SIXTH ORDER OF BUSINESS**

**District Manager's Report**

**A. 5-Year Plan**

- Mr. Berman asked to get the workshop scheduled to discuss the five-year plan.
- There was Board consensus to schedule the workshop for March 9, 2021 at 6 p.m., to be held via Zoom.

**B. Vacant Letters of Intent**

- Two resumes were presented to the Board from Mr. Robert Van Liew and Mr. Michael Mira.
- Mr. Mira was not present at the meeting and therefore, not considered for the vacant seat.
- The Board reconsidered Mr. Van Liew for Seat Three.

On MOTION by Mr. Hazlett seconded by Mr. Callaghan with all in favor, Mr. Robert Van Liew's was elected to Seat 3. 4.0
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*Let the record reflect the Board recessed for 10-minute break to administer the Oath of Office to Mr. Van Liew.*

*Let the record reflect Ms. Stewart has joined the meeting.*

*Let the record reflect the Board resumed the regular meeting.*

January 26, 2021

Lake Bernadette CDD

**C. Discussion of E-Verify**

- Mr. Vega briefly explained the purpose of the E verify, Memorandum of Understanding,

**D. Discussion of Complete IT Contract**

- Ms. Lansford reviewed the proposal, noting the objective is to obtain a base contract of what is currently being paid so a paper trail is available when invoices are received.
- She contacted Mr. Thomas Giella, with Complete IT, and he explained there were a few increases.
  - Google increased by one dollar.
  - Access Control increased by three dollars.
  - The new cost for the Enterprise service contract is \$1,140.
- Mr. Giella provided a brief update on the total increases and discussion ensued.

On MOTION by Mr. Berman seconded by Mr. Callaghan with all in favor, the Complete IT contract was approved pending District Manger review. 4.0

**E. Pond Report**

- A copy of the pond report was included in the agenda package and is attached hereto and made a part of the public record.
- Mr. Berman asked if anyone had any question or concerns with the pond report.
- Mr. Van Liew asked if they should approach SWFWMD regarding the issues that they have.
- Ms. Stewart explained, it is best for her, as the District Engineer to reach out to SWFWMD versus the Board.
- Brief discussion ensued.

**FIFTH ORDER OF BUSINESS****Engineer's Report****A. Discussion of Maps and CDD Maintenance Responsibility**

- Ms. Stewart asked if the Board members were able to review and understand the map.



Lake Bernadette CDD

- Ms. Stewart noted signs of elevated ground water systems are beginning to show again, however not enough to impact the overall stormwater master drainage system.
- Discussion ensued regarding maintenance responsibility.

## **SEVENTH ORDER OF BUSINESS**

### **Clubhouse Manager's Report**

#### **A. FHP STATS**

- Mr. Nesselt noted the report will be short due to the Deputy contracting COVID 19.
- The Clubhouse Manager's Report was included in the agenda package and is attached hereto and made a part of the public record.
  - Mr. Nessellet noted he has been receiving a ton of calls from residents on opening the clubhouse for rental.
  - Mr. Berman noted, based on the increase of Covid 19 cases in the area, he thinks it is best to discuss this mid to late summer.
  - There was Board consensus to keep the clubhouse closed for private use.

#### **B. Discussion on Painting Proposal**

- Mr. Nesselt discussed two painting proposals that are attached to the packet.
  - LLP
  - Paint Plus of Tampa.
  - Jet Painting provided a verbal proposal and was previously used.
- There was Board consensus to table this item to the February agenda, noting it is not urgent.

## **EIGHTH ORDER OF BUSINESS**

### **Old Business**

- Mr. Berman stated he is still working on the solar projects.

## **NINTH ORDER OF BUSINESS**

### **New Business and Supervisor Requests**

- Mr. Van Liew expressed his concerns regarding the upcoming workshop.
- Mr. Basinger noted he has reached out to Pasco county regarding possible allocation of COVID-19 to the area for residents over 55 years of age.

January 26, 2021

Lake Bernadette CDD

**TENTH ORDER OF BUSINESS**

**Audience Comments**

Audience comments were received.

**ELEVENTH ORDER OF BUSINESS**

**Adjournment**

On MOTION by Mr. Callaghan seconded by Mr. Basinger, with all in favor, the meeting was adjourned at 7:24 p.m.
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Secretary

**LAKE BERNADETTE**  
**Community Development District**

*Financial Report*

*January 31, 2021*

**Prepared by:**



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**LAKE BERNADETTE**  
**Community Development District**

**Financial Statements**

(Unaudited)

*January 31, 2021*

**Balance Sheet**  
January 31, 2021

<b>ACCOUNT DESCRIPTION</b>	<b>GENERAL FUND</b>	<b>DOUBLE EAGLE COURT ROAD FUND</b>	<b>JANINE DRIVE FUND</b>	<b>TOTAL</b>
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 385,485	\$ -	\$ -	\$ 385,485
Due From Other Funds	-	15,171	8,012	23,183
Investments:				
Money Market Account	1,369,476	-	-	1,369,476
Deposits	835	-	-	835
<b>TOTAL ASSETS</b>	<b>\$ 1,755,796</b>	<b>\$ 15,171</b>	<b>\$ 8,012</b>	<b>\$ 1,778,979</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 18,531	\$ -	\$ -	\$ 18,531
Accrued Expenses	12,634	-	-	12,634
Accrued Taxes Payable	732	-	-	732
Deposits	2,185	-	-	2,185
Due To Other Funds	23,183	-	-	23,183
<b>TOTAL LIABILITIES</b>	<b>57,265</b>	<b>-</b>	<b>-</b>	<b>57,265</b>

**Balance Sheet**  
January 31, 2021

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Deposits	835	-	-	835
<b>Assigned to:</b>				
Operating Reserves	214,317	-	-	214,317
Reserves - Clubhouse/Cabana	66,776	-	-	66,776
Reserves - Court Amenities	4,630	-	-	4,630
Reserves- Lake Embank/Drainage	51,897	-	-	51,897
Reserves - Roadways	18,693	-	-	18,693
Reserves - Swimming Pools	55,347	-	-	55,347
<b>Unassigned:</b>	1,286,036	15,171	8,012	1,309,219
<b>TOTAL FUND BALANCES</b>	<b>\$ 1,698,531</b>	<b>\$ 15,171</b>	<b>\$ 8,012</b>	<b>\$ 1,721,714</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 1,755,796</b>	<b>\$ 15,171</b>	<b>\$ 8,012</b>	<b>\$ 1,778,979</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-21 BUDGET	JAN-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 13,000	\$ 6,479	\$ (6,521)	\$ 1,083	\$ 291	\$ (792)
Room Rentals	750	-	(750)	63	-	(63)
Interest - Tax Collector	100	3	(97)	25	3	(22)
Special Assmnts- Tax Collector	783,865	704,660	(79,205)	15,100	9,426	(5,674)
Special Assmnts- Discounts	(31,355)	(27,968)	3,387	(604)	(283)	321
Other Miscellaneous Revenues	1,250	-	(1,250)	104	-	(104)
Access Cards	175	-	(175)	15	-	(15)
Amenities Revenue	175	-	(175)	-	-	-
Recreation Membership	500	-	(500)	-	-	-
Insurance Premium Rebate	1,000	-	(1,000)	-	-	-
<b>TOTAL REVENUES</b>	<b>769,460</b>	<b>683,174</b>	<b>(86,286)</b>	<b>15,786</b>	<b>9,437</b>	<b>(6,349)</b>

**EXPENDITURES**

**Administration**

P/R-Board of Supervisors	10,000	2,800	7,200	1,000	-	1,000
FICA Taxes	765	214	551	77	-	77
ProfServ-Engineering	10,000	9,997	3	950	-	950
ProfServ-Legal Services	3,000	691	2,309	500	241	259
ProfServ-Mgmt Consulting Serv	57,785	19,262	38,523	4,815	4,815	-
ProfServ-Property Appraiser	150	-	150	-	-	-
Professional Fees	8,400	-	8,400	700	-	700
Auditing Services	6,500	-	6,500	-	-	-
Postage and Freight	300	79	221	25	20	5
Insurance - General Liability	18,368	8,247	10,121	-	-	-
Printing and Binding	200	87	113	20	87	(67)
Legal Advertising	300	-	300	30	-	30



**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>JAN-21 BUDGET</b>	<b>JAN-21 ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
Miscellaneous Services	1,000	584	416	83	134	(51)
Misc-Assessmnt Collection Cost	15,677	16,074	(397)	302	183	119
Misc-Taxes	2,500	-	2,500	-	-	-
Misc-Web Hosting	3,065	1,837	1,228	255	255	-
Office Supplies	250	-	250	21	-	21
Annual District Filing Fee	175	175	-	-	-	-
<b>Total Administration</b>	<b>138,435</b>	<b>60,047</b>	<b>78,388</b>	<b>8,778</b>	<b>5,735</b>	<b>3,043</b>
<b>Field</b>						
Payroll-General Staff	88,550	28,579	59,971	7,379	5,052	2,327
Payroll - Vacation Liability	-	-	-	-	4,558	(4,558)
FICA Taxes	6,775	2,535	4,240	565	735	(170)
Life and Health Insurance	10,536	7,272	3,264	878	1,191	(313)
Workers' Compensation	4,631	2,138	2,493	-	-	-
Contracts-Janitorial Services	8,000	2,850	5,150	667	750	(83)
Contracts-Security Services	2,000	165	1,835	167	41	126
Contracts-Landscape	48,300	16,100	32,200	4,025	4,025	-
Contracts-Roving Patrol	12,000	4,880	7,120	1,000	960	40
Travel	600	-	600	-	-	-
Communication - Telephone	850	203	647	71	51	20
Utility - Cable TV Billing	2,000	693	1,307	167	173	(6)
Electricity - General	16,000	4,639	11,361	1,333	1,129	204
Electricity - Streetlighting	39,000	12,840	26,160	3,250	3,210	40
Utility - Water	15,000	3,549	11,451	1,250	894	356
Utility - Gas	9,628	2,617	7,011	802	1,449	(647)
Utility - Refuse Removal	500	170	330	42	68	(26)
R&M-Air Conditioning	2,500	65	2,435	208	65	143
R&M-Buildings	6,821	1,870	4,951	568	580	(12)

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-21 BUDGET	JAN-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Equipment	40,000	4,285	35,715	3,333	2,174	1,159
R&M-Other Landscape	35,000	9,930	25,070	2,917	6,225	(3,308)
R&M-Irrigation	7,879	-	7,879	657	-	657
R&M-Lake	18,072	6,192	11,880	1,506	1,548	(42)
R&M-Pest Control	750	243	507	63	113	(50)
R&M-Pools	22,469	3,360	19,109	1,872	1,345	527
R&M-Wetland Monitoring	5,000	-	5,000	-	-	-
R&M-Fitness Equipment	5,000	394	4,606	417	-	417
R&M-Pressure Washing	6,000	-	6,000	500	-	500
Road/Sidewalk Maintenance	5,000	8,225	(3,225)	417	7,500	(7,083)
Miscellaneous Services	2,500	1,491	1,009	208	39	169
Misc-News Letters	1,500	-	1,500	125	-	125
Misc-Contingency	1,500	-	1,500	125	-	125
Office Supplies	4,500	852	3,648	375	529	(154)
Cleaning Supplies	4,500	352	4,148	375	131	244
Op Supplies - Uniforms	400	-	400	33	-	33
Subscriptions and Memberships	7,000	824	6,176	583	181	402
Capital Outlay	126,000	-	126,000	10,500	-	10,500
Reserve - Clubhouse/Cabana	2,300	-	2,300	192	-	192
Reserve - Court Amenities	500	-	500	42	-	42
Reserve-Lake Embankm/Drainage	15,000	3,030	11,970	1,250	-	1,250
Reserve - Roadways	1,000	-	1,000	83	-	83
Reserve - Swimming Pools	20,000	-	20,000	1,667	-	1,667
<b>Total Field</b>	<b>605,561</b>	<b>130,343</b>	<b>475,218</b>	<b>49,612</b>	<b>44,716</b>	<b>4,896</b>
<b>TOTAL EXPENDITURES</b>	<b>743,996</b>	<b>190,390</b>	<b>553,606</b>	<b>58,390</b>	<b>50,451</b>	<b>7,939</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>JAN-21 BUDGET</u>	<u>JAN-21 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Excess (deficiency) of revenues Over (under) expenditures	25,464	492,784	467,320	(42,604)	(41,014)	1,590
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Contribution to (Use of) Fund Balance	25,464	-	(25,464)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>25,464</b>	<b>-</b>	<b>(25,464)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 25,464	\$ 492,784	\$ 416,392	\$ (42,604)	\$ (41,014)	\$ 1,590
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>1,205,747</b>	<b>1,205,747</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,231,211</b>	<b>\$ 1,698,531</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-21 BUDGET	JAN-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	4,116	3,692	(424)	79	49	(30)
Special Assmnts- Discounts	(165)	(147)	18	(3)	(1)	2
<b>TOTAL REVENUES</b>	<b>3,951</b>	<b>3,545</b>	<b>(406)</b>	<b>76</b>	<b>48</b>	<b>(28)</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessmnt Collection Cost	82	71	11	2	1	1
<b>Total Administration</b>	<b>82</b>	<b>71</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>1</b>
<b>TOTAL EXPENDITURES</b>	<b>82</b>	<b>71</b>	<b>11</b>	<b>2</b>	<b>1</b>	<b>1</b>
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,474	(395)	74	47	(27)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Contribution to (Use of) Fund Balance	3,869	-	(3,869)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>3,869</b>	<b>-</b>	<b>(3,869)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 3,869	\$ 3,474	\$ (8,133)	\$ 74	\$ 47	\$ (27)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>11,697</b>	<b>11,697</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 15,566</b>	<b>\$ 15,171</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2021

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	JAN-21 BUDGET	JAN-21 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<b><u>REVENUES</u></b>						
Interest - Investments	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Special Assmnts- Tax Collector	1,932	1,704	(228)	37	23	(14)
Special Assmnts- Discounts	(77)	(68)	9	(1)	(1)	-
<b>TOTAL REVENUES</b>	<b>1,855</b>	<b>1,636</b>	<b>(219)</b>	<b>36</b>	<b>22</b>	<b>(14)</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessmnt Collection Cost	39	33	6	1	-	1
<b>Total Administration</b>	<b>39</b>	<b>33</b>	<b>6</b>	<b>1</b>	<b>-</b>	<b>1</b>
<b>TOTAL EXPENDITURES</b>	<b>39</b>	<b>33</b>	<b>6</b>	<b>1</b>	<b>-</b>	<b>1</b>
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,603	(213)	35	22	(13)
<b><u>OTHER FINANCING SOURCES (USES)</u></b>						
Contribution to (Use of) Fund Balance	1,816	-	(1,816)	-	-	-
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>1,816</b>	<b>-</b>	<b>(1,816)</b>	<b>-</b>	<b>-</b>	<b>-</b>
Net change in fund balance	\$ 1,816	\$ 1,603	\$ (3,845)	\$ 35	\$ 22	\$ (13)
<b>FUND BALANCE, BEGINNING (OCT 1, 2020)</b>	<b>6,409</b>	<b>6,409</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 8,225</b>	<b>\$ 8,012</b>				

**Notes to the Financial Statements**

January 31, 2021

**Governmental Funds**

► **Assets**

■ **Investments** - General Fund monies (See Cash & Investment Report for further details.) There are two checking accounts for the District - Bank United and Sun Trust Bank. Inframark has requested that the Sun Trust bank account is to be closed.

■ **Due From Other Funds** - Monies owed for assessment collections.

■ **Deposits** - Utility Company deposits.

► **Liabilities**

■ **Accounts Payable** - Invoices for current month but not paid in current month.

■ **Accrued Expenses** - Electricity general & Streetlighting, Security Monitoring & Roving, Cell phone, Landscaping & Water.

**Fund Balance**

■ **Reserves** - Clubhouse / Cabana - are for repairs and maintenance.

■ **Reserves** - Court Amenities - for repairs and maintenance.

■ **Reserves** - Lake Embankment / Drainage - for drainage repairs and maintenance.

■ **Reserves** - Roadways - for roadway repairs and maintenance.

■ **Reserves** - Swimming Pools - for swimming pool repairs and maintenance.

**Notes to the Financial Statements**  
**January 31, 2021**

**Financial Overview / Highlights**

**Revenues**

- ▶ Total General Fund revenues are 89% of the Annual Adopted budget.
- ▶ Total General Fund expenditures are at approximately 26% of the Annual Adopted budget below the prorated 33%.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
ProfServ - Engineering	\$ 10,000	\$ 9,997	100%	Engineer prepared ownership, maintenance maps, drainage connection issue at Little Lake Bernadette.
Insurance - General Liability	\$ 18,368	\$ 8,247	45%	2nd installment was made in December.
Miscellaneous Services	\$ 1,000	\$ 584	58%	Bank Fees. Sun Trust account to be closed.
Misc-Web Hosting	\$ 3,065	\$ 1,837	60%	Annual Web Hosting services have been paid for FY20-21.
Annual District Filing Fee	\$ 175	\$ 175	100%	Filing fee has been paid in full.
<b><u>Field</u></b>				
Life and Health Insurance	\$ 10,536	\$ 7,272	69%	Life / Health Insurance higher than budgeted amount.
Workers' Compensation Insurance	\$ 4,631	\$ 2,138	46%	2nd installment was made in December.
Contracts - Janitorial Services	\$ 8,000	\$ 2,850	36%	38 cleanings performed @ \$75 per cleaning.
Contracts - Security Services	\$ 2,000	\$ 165	8%	ADT Security (\$41 per month) is the only expense for this line item. Checking with DM.
Contracts - Roving Patrol	\$ 12,000	\$ 4,880	41%	Roving Patrol costs vary per month based on the number of days performed. Checking with DM.
Road/Sidewalk Maintenance	\$ 5,000	\$ 8,225	165%	Pressure cleaning of sidewalks & Curbs.
Miscellaneous Services	\$ 2,500	\$ 1,491	60%	Computer repairs / Tech Labor.

**LAKE BERNADETTE**  
**Community Development District**

Supporting Schedules

*January 31, 2021*



# Lake Bernadette

Community Development District

## Non-Ad Valorem Special Assessments (Pasco County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2020

					ALLOCATION		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
<b>Assessments Levied FY 2020</b>				\$789,916	\$ 783,868	\$ 4,116	\$1,932
<b>Allocation %</b>				100.00%	99.24%	0.52%	0.24%
11/06/20	\$ 4,894	\$ 277	\$ 100	\$ 5,270	\$ 5,230	\$ 27	\$ 13
11/17/20	32,330	1,374	660	34,364	34,103	179	82
11/25/20	40,299	1,713	822	42,835	42,509	223	103
12/02/20	381,552	16,221	7,787	405,560	402,478	2,109	973
12/09/20	127,939	5,439	2,611	135,990	134,956	707	326
12/18/20	56,776	2,376	1,159	60,311	59,853	314	145
12/30/20	15,417	496	315	16,227	16,104	84	39
01/11/21	9,029	285	184	9,498	9,426	49	23
<b>TOTAL</b>	<b>\$ 668,236</b>	<b>\$ 28,182</b>	<b>\$ 13,638</b>	<b>\$ 710,055</b>	<b>\$ 704,660</b>	<b>\$ 3,692</b>	<b>\$ 1,704</b>
<b>% COLLECTED</b>				90%	90%	90%	90%
<b>TOTAL OUTSTANDING</b>				<b>\$ 79,861</b>	<b>\$ 79,208</b>	<b>\$ 424</b>	<b>\$ 228</b>

### Notes

1) Collections costs of \$2,540 for Stormwater & Solid Waste Assessments are not included on this schedule.

**Cash and Investment Report**  
***January 31, 2021***

<b><u>ACCOUNT NAME</u></b>	<b><u>BANK NAME</u></b>	<b><u>MATURITY</u></b>	<b><u>YIELD</u></b>	<b><u>BALANCE</u></b>
<b>GENERAL FUND</b>				
Checking Account - Operating	SunTrust Bank N.A.	N/A	0.02%	\$ 73,779
Checking Account - Operating	BankUnited	N/A	0.00%	\$ 311,706
			<b>Subtotal Checking</b>	<b>\$ 385,485</b>
Money Market Account	BankUnited	N/A	0.30%	\$ 1,369,476
			<b>Total</b>	<b><u>\$ 1,754,961</u></b>

## LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 1/1/2021 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b><u>GENERAL FUND - 001</u></b>							
<b>CHECK # 3050</b>							
001	01/05/21	COASTAL FITNESS SERVICE	31446	FITNESS EQUIPMENT REPAIR	R&M-Fitness Equipment	546115-53901	\$218.50
001	01/05/21	COASTAL FITNESS SERVICE	31445	FITNESS EQUIP REPAIR	R&M-Fitness Equipment	546115-53901	\$175.00
<b>Check Total</b>							<b>\$393.50</b>
<b>CHECK # 3051</b>							
001	01/05/21	PASCO COUNTY UTILITIES SERVICE	121720 CHK	BILL PRD 11/6-12/8/20	Utility - Water	543018-53901	\$954.34
<b>CHECK # 3052</b>							
001	01/05/21	AQUA TRIANGLE 1 CORP	2678	MNTHLY POOL CLEANING	R&M-Pools	546074-53901	\$895.00
<b>CHECK # 3053</b>							
001	01/05/21	COMPLETE I.T.	6212	WEB SERVICES	Misc-Web Hosting	549915-51301	\$39.90
001	01/05/21	COMPLETE I.T.	6228	MONTHLY DATA PLAN	Subscriptions & Memberships	554001-53901	\$83.00
<b>Check Total</b>							<b>\$122.90</b>
<b>CHECK # 3054</b>							
001	01/05/21	HOME DEPOT	122120-9992	LED LIGHTS/WALL TAPE/EXTENSION CORD	r&m equipment	546022-53901	\$56.78
<b>CHECK # 3055</b>							
001	01/05/21	WASTE MANAGEMENT OF FLORIDA	0608733-1568-7	REFUSE REMOVAL JAN 2021	Utility - Refuse Removal	543020-53901	\$34.00
<b>CHECK # 3056</b>							
001	01/07/21	BURR FORMAN LLP	1207824	REP OF POND ISSUES / DRAIN PIPE	ProfServ-Legal Services	531023-51401	\$120.50
<b>CHECK # 3057</b>							
001	01/07/21	DAN NESSELT-PETTY CASH	010421-PC	GAS / CLEANING SUPPLIES / INSECTICIDE	cleaning supplies	551002-53901	\$64.64
001	01/07/21	DAN NESSELT-PETTY CASH	010421-PC	GAS / CLEANING SUPPLIES / INSECTICIDE	pest control	546070-53901	\$3.18
001	01/07/21	DAN NESSELT-PETTY CASH	010421-PC	GAS / CLEANING SUPPLIES / INSECTICIDE	r&m equipment	546022-53901	\$156.87
<b>Check Total</b>							<b>\$224.69</b>
<b>CHECK # 3058</b>							
001	01/07/21	BIG JOHNS JANITORIAL SUPPLIES	166409	JANITORIAL SUPPLIES	Cleaning Supplies	551003-53901	\$65.53
<b>CHECK # 3059</b>							
001	01/07/21	COMPLETE I.T.	6072	ZOOM MEETING ON 12/1/20	Misc-Web Hosting	549915-51301	\$155.00
<b>CHECK # 3060</b>							
001	01/12/21	LUIS TULL	010721	WALL REPAIR CLBHSE / BATHROOM / POOL	r&m building	546012-53901	\$170.00
001	01/12/21	LUIS TULL	010721	WALL REPAIR CLBHSE / BATHROOM / POOL	r&m pools	546074-53901	\$350.00
001	01/12/21	LUIS TULL	010721	WALL REPAIR CLBHSE / BATHROOM / POOL	r&m landscape	546036-53901	\$75.00
001	01/12/21	LUIS TULL	010721	WALL REPAIR CLBHSE / BATHROOM / POOL	replace breaker	543006-53901	\$410.00

## LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 1/1/2021 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	01/12/21	LUIS TULL	010721	WALL REPAIR CLBHSE / BATHROOM / POOL	r&m equipment	546022-53901	\$135.00
<b>Check Total</b>							<b>\$1,140.00</b>
<b>CHECK # 3061</b>							
001	01/19/21	ADT SECURITY SVCS - ACH	809952561	SEC SVCS 12/1-12/31/20	295885957	534037-53901	\$41.30
<b>CHECK # 3062</b>							
001	01/19/21	BAHR'S PROPANE GAS	114777	A/C REPAIR / RESET BREAKER	R&M-Air Conditioning	546004-53901	\$65.00
<b>CHECK # 3063</b>							
001	01/19/21	COMPLETE I.T.	6271	ACS HID CARDS	Office Supplies	551002-53901	\$395.00
<b>CHECK # 3064</b>							
001	01/19/21	SARAH NESSELT	DETTE-011421	JANITORIAL SVCS JAN 2021	Contracts-Janitorial Services	534026-53901	\$750.00
<b>CHECK # 3065</b>							
001	01/19/21	SOLITUDE LAKE MANAGMENT	PI-A00535428	JAN 2021 LAKE/POND MGMT	R&M lakes	546042-53901	\$1,548.00
<b>CHECK # 3066</b>							
001	01/19/21	STANTEC	1741946	CDD MTG/DRAINAGE ISSUE/MAINT MAP	ProfServ-Engineering	531013-51501	\$7,311.50
<b>CHECK # 3067</b>							
001	01/21/21	ON THE FLY PEST CONTROL, LLC	011521	1/15/21 PEST CONTROL	R&M-Pest Control	546070-53901	\$110.00
<b>CHECK # 3068</b>							
001	01/25/21	RAINMAKER IRRIGATION	40127	JAN 2021 LANDSCAPE MAINT	Contracts-Landscape	534050-53901	\$4,025.00
<b>CHECK # DD01693</b>							
001	01/03/21	ADT SECURITY SVCS - ACH	815077129 ACH	SEC SVCS JAN 2021	295885957	534037-53901	\$41.30
<b>CHECK # DD01749</b>							
001	01/14/21	BRIGHT HOUSE NETWORKS	048081301123020	BILL PRD 12/28/20-1/27/21	Utility - Cable TV Billing	543003-53901	\$173.36
<b>CHECK # DD01750</b>							
001	01/13/21	DUKE ENERGY	122220 ACH	BILL PRD 11/20-12/22/20	Electricity - Streetlighting	543013-53901	\$3,209.98
<b>CHECK # DD01751</b>							
001	01/21/21	DUKE ENERGY	122320 ACH	BILL PRD 11/23-12/30/20	Electricity - General	543006-53901	\$1,128.60
<b>CHECK # DD01736</b>							
001	01/07/21	WILLIAM F. KIELY III	PAYROLL	January 07, 2021 Payroll Posting			\$177.32
<b>CHECK # DD01737</b>							
001	01/07/21	RAYMOND W. GLOVER, JR	PAYROLL	January 07, 2021 Payroll Posting			\$144.76
<b>CHECK # DD01738</b>							
001	01/07/21	MARTINA YATES	PAYROLL	January 07, 2021 Payroll Posting			\$145.45

## LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

**Payment Register by Fund  
For the Period from 1/1/2021 to 1/31/2021  
(Sorted by Check / ACH No.)**

Fund No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>CHECK # DD01739</b>							
001	01/07/21	JOHN S. YATES	PAYROLL	January 07, 2021 Payroll Posting			\$281.67
<b>CHECK # DD01740</b>							
001	01/07/21	HARRY W WAYMAN	PAYROLL	January 07, 2021 Payroll Posting			\$101.58
<b>CHECK # DD01741</b>							
001	01/07/21	DANIEL A. NESSELT	PAYROLL	January 07, 2021 Payroll Posting			\$1,773.77
<b>CHECK # DD01742</b>							
001	01/21/21	WILLIAM F. KIELY III	PAYROLL	January 21, 2021 Payroll Posting			\$511.37
<b>CHECK # DD01743</b>							
001	01/21/21	RAYMOND W. GLOVER, JR	PAYROLL	January 21, 2021 Payroll Posting			\$57.90
<b>CHECK # DD01744</b>							
001	01/21/21	MARTINA YATES	PAYROLL	January 21, 2021 Payroll Posting			\$145.45
<b>CHECK # DD01745</b>							
001	01/21/21	JOHN S. YATES	PAYROLL	January 21, 2021 Payroll Posting			\$156.99
<b>CHECK # DD01746</b>							
001	01/21/21	HARRY W WAYMAN	PAYROLL	January 21, 2021 Payroll Posting			\$83.11
<b>CHECK # DD01747</b>							
001	01/21/21	DANIEL A. NESSELT	PAYROLL	January 21, 2021 Payroll Posting			\$1,773.77
<b>Fund Total</b>							<b><u>\$28,314.42</u></b>

<b>Total Checks Paid</b>	<b>\$28,314.42</b>
--------------------------	--------------------

## RESOLUTION 2021-03

A RESOLUTION DESIGNATING OFFICERS OF THE LAKE  
BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

WHEREAS, the Board of Supervisors of the Lake Bernadette Community Development District at a regular business meeting held on February 23, 2021 desires to appoint the below recited persons to the offices specified.

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

1. The following persons were appointed to the offices shown, to wit:

<u>Michael Berman</u>	Chairman
<u>Brenton Basinger</u>	Vice Chairman
<u>Mark Vega</u>	Secretary
<u>Alan Baldwin</u>	Treasurer
<u>Stephen Bloom</u>	Assistant Treasurer
<u>James Callaghan</u>	Assistant Secretary(s)
<u>Bonnie Hazelett</u>	
<u>Robert Van Liew</u>	

PASSED AND ADOPTED THIS, 23<sup>rd</sup> DAY OF FEBRUARY 2021.

\_\_\_\_\_  
Chairman

\_\_\_\_\_  
Secretary

**Budget FY2018**

<b>Capital Outlay</b>	<b>\$ 214,040.00</b>	Complete
Playground and shade	\$ 88,899.00	Complete
Fence	\$ 38,900.00	Complete
Entry System	\$ 20,000.00	Complete
Roof	\$ 28,989.00	Complete
Architect	\$ 32,425.00	Complete
Playground Mulch	\$ 4,800.00	Complete
Ending Balance	\$ 27.00	
<b>Reserve - Swimming Pools</b>	<b>\$ 24,048.00</b>	Complete
Pool Blanket	\$ 10,400.00	Complete
Ending Balance	\$ 13,648.00	

**Budget FY2019**

<b>Capital Outlay</b>	<b>\$ 203,770.00</b>	Complete
Additional Fitness Equipment	\$ 14,913.00	Complete
Gym, Gym Bathrooms & Foyer remodel	\$ 185,057.00	Complete
Gym Furnishings after remodel	\$ 3,800.00	Complete
Ending Balance	\$ -	

**Budget FY2020**

<b>Capital Outlay</b>	<b>\$ 180,000.00</b>	Complete
<i>repayment of 2019 remodel - hall, library, clubhouse bathrooms, event room &amp; kitchen</i>		

**Budget FY2021**

<b>Capital Outlay</b>	<b>\$ 126,000.00</b>	Tentative
Conversion of Clubhouse Pool to Salt	\$ 22,000.00	Tentative
GeoThermal Heat/Cool Clubhouse Pool	\$ 68,028.00	Tentative
Solar Electricity Cabana Pool	\$ 35,972.00	Tentative
Ending Balance	\$ -	

**Budget FY2022**

<b>Capital Outlay</b>	<b>\$ 126,000.00</b>	Tentative
Solar Power for Clubhouse	\$ 81,000.00	Tentative
Mill & Resurface Parking Lots	\$ 45,000.00	Tentative
Ending Balance	\$ -	

**Budget FY2023**

<b>Capital Outlay</b>	<b>\$ 126,000.00</b>	Tentative
Reserves	\$ 36,028.00	Tentative
Splash Pad at Cabana Pool	\$ 89,972.00	Tentative
Ending Balance	\$ -	

**Budget FY2024**

<b>Capital Outlay</b>	<b>\$ 126,000.00</b>	Tentative
Pond dredging	\$ 126,000.00	Tentative
Ending Balance	\$ -	

# SOLITUDE

## LAKE MANAGEMENT



## Lake Bernadette CDD Waterway Inspection Report

---

**Reason for Inspection:** Monthly required

**Inspection Date:** 1/4/2021

**Prepared for:**

Mr. Mark Vega, District Manager  
Inframark  
2654 Cypress Ridge Boulevard, Suite #101  
Wesley Chapel, Florida 33544

**Prepared by:**

Nick Margo, Aquatic Biologist

Wesley Chapel Field Office  
SOLITUDELAKEMANAGEMENT.COM  
888.480.LAKE (5253)



## TABLE OF CONTENTS

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<b>SITE ASSESSMENTS</b>	
PONDS 13, 16, 17	3
PONDS 18, 20, 21	4
PONDS 22, 45, 46	5
PONDS 47	6
<b>MANAGEMENT/COMMENTS SUMMARY</b>	6
<b>SITE MAP</b>	7 - 8

13

## Comments:

Normal growth observed

The site contains some duckweed which can be hard to treat as the site's water level goes up and down monthly.

## Action Required:

Routine maintenance next visit

## Target:

Duckweed



February, 2021



February, 2021

16

## Comments:

Site looks good

The site is in good condition with excellent diversity in native, beneficial vegetation including bulrush, cypress trees, and pickerelweed.

## Action Required:

Re-inspect next visit

## Target:



February, 2021



February, 2021

17

## Comments:

Site looks good

The site is in good condition with minimal shoreline vegetation and good water clarity.

## Action Required:

Re-inspect next visit

## Target:



February, 2021



February, 2021



18

## Comments:

Normal growth observed

The site contains traces of filamentous algae around the perimeter where there is still water in the site.

## Action Required:

Routine maintenance next visit

## Target:

Surface algae



February, 2021



February, 2021

20

## Comments:

Site looks good

The site is free of any nuisance vegetation and algae.

## Action Required:

Re-inspect next visit

## Target:



February, 2021



February, 2021

21

## Comments:

Site looks good

The site is clear of any debris and vegetation.

## Action Required:

Re-inspect next visit

## Target:



February, 2021



February, 2021



## Site: 22

### Comments:

Site looks good

There was no new growth observed at the water-receding site.

### Action Required:

Re-inspect next visit

### Target:



February, 2021



February, 2021

## Site: 45A/B

### Comments:

Normal growth observed

The site(s) contain a mixture of Torpedograss decay from previous treatments along with a small amount of regrowth on old stems.

### Action Required:

Routine maintenance next visit

### Target:

Torpedograss



February, 2021



February, 2021

## Site: 46A/B

### Comments:

Site looks good

The site(s) contain no new Torpedograss, cattail or primrose growth.

### Action Required:

Re-inspect next visit

### Target:



February, 2021



February, 2021



**Site:** 47

**Comments:**

Site looks good

The site is free of any nuisance vegetation and algae.

**Action Required:**

Re-inspect next visit

**Target:**



February, 2021



February, 2021

## Management Summary

The water levels are up across the property in most of the sites except for a few. This time of year, as we enter the dry season, we usually start seeing pond basins, but that this point a lot of Lake Bernadette CDD's sites have a fair amount of water in them other than Little Lake Bernadette (site 22) and site 45. Also, there are no major algae blooms to report only small traces in one of the sites observed and no new regrowth of any vegetation that is worth mentioning.

Site 18 is the only site that filamentous algae was observed within. A small band of green filamentous algae was found along the perimeter but does not take up much of the water column. The technician should be able to easily remedy the issue during their next scheduled visit.

No other issues were observed on site at the time of the inspection.

Thank you for choosing SOLitude Lake Management!

# Lake Bernadette CDD Waterway Inspection Report

Agenda Page 34  
1/4/2021

Site	Comments	Target	Action Required
13	Normal growth observed	Duckweed	Routine maintenance next visit
16	Site looks good		Re-inspect next visit
17	Site looks good		Re-inspect next visit
18	Normal growth observed	Surface algae	Routine maintenance next visit
20	Site looks good		Re-inspect next visit
21	Site looks good		Re-inspect next visit
22	Site looks good		Re-inspect next visit
45A/B	Normal growth observed	Torpedograss	Routine maintenance next visit
46A/B	Site looks good		Re-inspect next visit
47	Site looks good		Re-inspect next visit



**SOLITUDE**  
LAKE MANAGEMENT

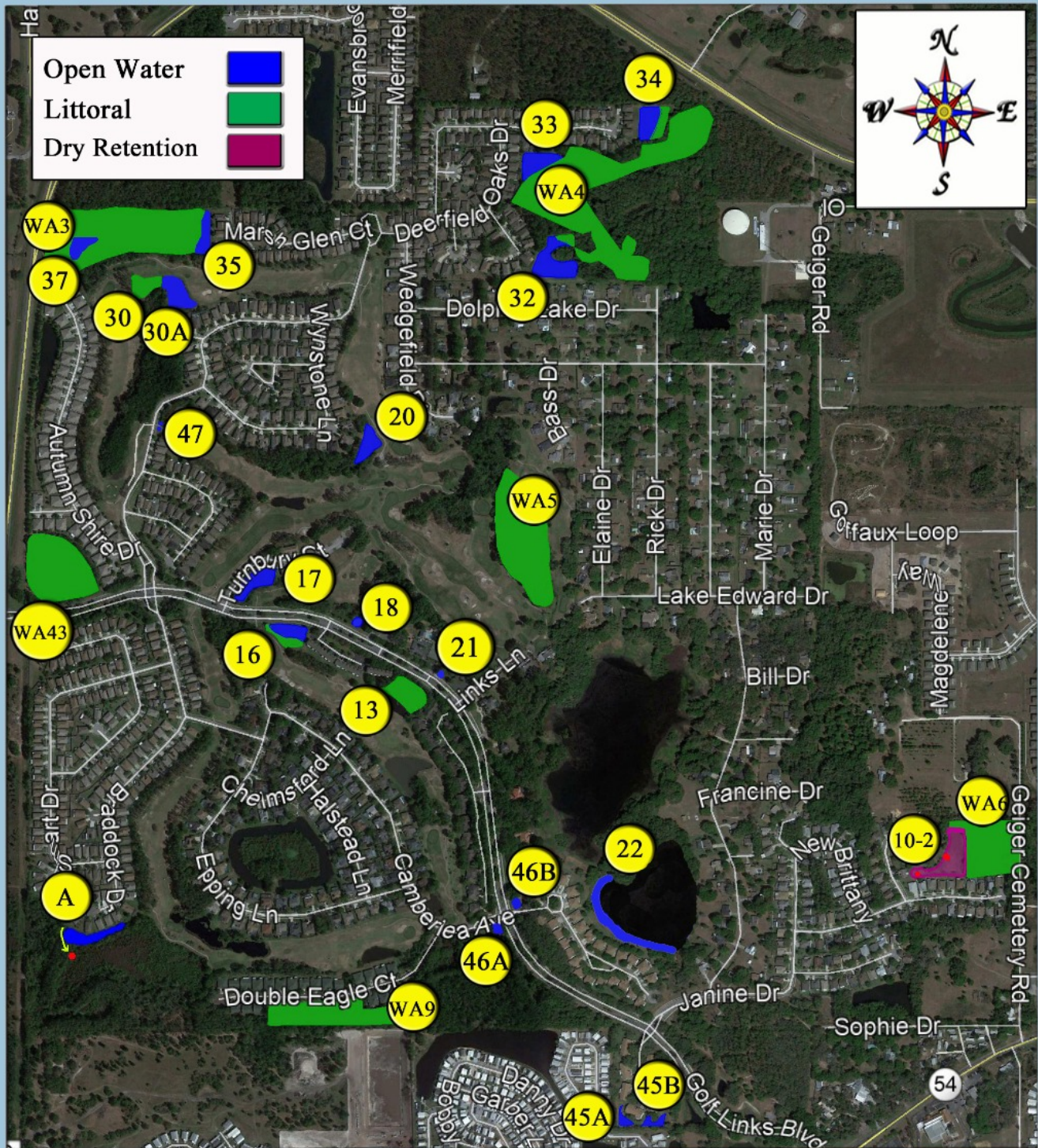
A Rentokil Company

Restoring Balance. Enhancing Beauty.

## Lake Bernadette CDD

Zephyrhills, Florida

Call 888.480.LAKE



NPM 09/2020

## CDD Meeting Topics of Discussion

Lake Bernadette Community Center

February 23rd 2021

---

### Upcoming Events:

1. CDD Workshop 9<sup>th</sup> 6:00pm
2. Bacon Boss March 18<sup>th</sup> 4-8pm
3. Blood Drive February 26<sup>th</sup> 1-4pm
4. Got Lobstah March 12<sup>th</sup> 4-8pm
5. Charm City eats March 4<sup>th</sup> 4-7pm

### Upcoming Projects:

1. Painting of exterior clubhouse ( proposals provided )
2. Proposal provided by Con Asset for Cabana bath renovation
3. Pressure clean playground fence ( white section only)
4. Purchase or build shade structure for 2 tennis court benches
5. Proposals for tennis court resurfacing April mtg
6. Pressure washing pvc fence around main pool deck

### Completed Projects & Tasks

1. Pressure washed BB court borders
2. Replaced 3 broken Main pool skim gutters
3. Had broken pool cover reel anchor welded for \$25 instead of replaced for \$900
4. Cleaned out clubhouse gutters
5. Secured 3 loose bath faucets with new hardware
6. 11 new resident registrations
7. 14 cards updated
8. 4 new renters registered
9. Patched one large hole at corner of Golf Links / links In another entry to Cabana parking lot
10. Remove 2 small trees encroaching on clubhouse building , freshened up two parking lot beds with new plantings /mulch (Rainmaker )
11. 7 Dead trees removed along Golf Links Blvd in CDD areas



**Site Masters of Florida, LLC**  
5551 Bloomfield Blvd.  
Lakeland, FL 33810  
Phone: (813) 917-9567  
Email: tim.sitemastersofflorida@yahoo.com

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**PROPOSAL**

**Lake Bernadette CDD**

**Bike Rack Modification**

**2/11/2021**

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**Modify bike rack area at Clubhouse to improve accessibility and drainage conditions.**

- Remove existing raised curb at edge of pavement at bike rack
- Remove existing bike rack from existing concrete slab
- Construct 6" concrete slab on top of existing slab
- Construct 4' wide concrete path from pavement to slab
- Construct curb transitions from raised curb down to new access path
- Construct soil slope around perimeter of new slab
- Re-attach bike rack to new slab

**TOTAL     \$3,400**

# ESTIMATE

DANIELS PAINTING & PRESSURE WASHING

**BILL TO**

LAKE BERNADETTE COMMUNITY CENTER

**ESTIMATE #**

210

**ESTIMATE DATE**

02/05/2021

DESCRIPTION	AMOUNT
TO PRESSURE WASH ALL EXTERIOR OF BUILDING .TO FIX ALL CRACK IN WALLS CALLK WINDOWS TO PUT A COAT OF SEALER ON WALLS TO PAINT ALL TRIM AND WALLS PAINT AND LABOR INCLUDED IN PRICE . 5800.00 TO PAINT LIGHTS AND HAND RAILS EXTRA 600.00 DOLLORS	6,400.00
<b>TOTAL</b>	<b>6,400.00 USD</b>



LOGSDON LIBERTY PAINTING, INC.

January 8, 2021

Re: Lake Bernadette Community Center - Dan Nesselt

**Community Center Repaint**

1. Repaint upper accent band, 2 coats Sherwin Williams Resilience Satin
2. Repaint all exterior walls, 2 coats Sherwin Williams Resilience satin finish
3. Repaint 10 shutters with Shersin Williams Resilience satin finish
4. Repaint drive thru and columns
5. Repaint window sills, patch cracks where needed

Material and labor      \$7,280.00

Remove and repaint 13 black hanging wall lights      400.00

Repaint aluminum railing at pool and patio area      730.00



**Mike Logsdon**



# Paint Plus of Tampa

**For:** Dan Nesselt  
info@lakebernadette.org  
5410 Golf links Blvd  
Zephyrhills, FL, 33541

paintplusoftampa@gmail.com  
(813) 802-6689  
H.C. Lic.# SP14635  
P.C. Lic.# LP-09830

## Estimate

**Estimate No:** 447  
**Date:** 01/14/2021

Code	Description	Amount
EXTERIOR REPAINT	<p>Exterior pressure wash and repaint of a one story stucco substrate clubhouse facility.</p> <p>SCOPE OF WORK</p> <p>Surface preparation for painting included;</p> <ul style="list-style-type: none"> <li>-Masonry, stucco</li> <li>-Exterior ceilings</li> <li>-Soffit and fascia</li> <li>-Metal rails</li> <li>-Aluminum gutters and downspouts</li> <li>-Metal wall sconces light fixtures(11 count)</li> <li>-Windows shutters</li> </ul> <p>PREP WORK</p> <p>Implementation of proper surface preparation ensures coating adhesion to the substrate and prolongs the service life of the coating system.</p> <ul style="list-style-type: none"> <li>-All exterior surfaces must be thoroughly pressure wash using a biodegradable solution or bleach to remove all loose, scaling paint, chalk, dirt, mildew and grease. Drying time may vary, but typically the surface is ready for prep and painting the next morning.</li> <li>- Patch and fill all windows sashes, holes, cracks and voids using Shermax Urethane elastomeric caulk tube and brush grade for waterproofing purposes.</li> <li>-Cover all windows and entry glass doors with 3M premium masking film to prevent overspray.</li> <li>-Mask all signages and labels, drop off mail box, ceiling fans and ceilings flood lights with brown masking paper and painters plastic to prevent overspray.</li> <li>-All shrubbery, trees and stationary plants must be trimmed or covered at least 2 feet from surfaces to be painted.</li> <li>-Any rust stains or stains from sprinkler system will be treated with Ospho rust remover.</li> <li>-HVAC units will be covered with drop cloths only when we are painting near to prevent overspray or paint splatters.</li> <li>-Move all pool furniture and accessories to prevent overspray.</li> <li>-Lightly sand and clean by solvent wiping all metal railings and wall sconces light fixtures for better adhesion of DTM acrylic coating.</li> </ul> <p>NOTES:</p> <ul style="list-style-type: none"> <li>-Changes in the scope of work may be subject to a change order.</li> </ul> <p>COATINGS</p> <ul style="list-style-type: none"> <li>-Apply a coat of Duration Exterior Acrylic latex satin paint to soffit, gutters and downspouts by spray application.</li> <li>-Apply a coat of Duration Exterior Acrylic latex satin paint to main body stucco substrate by spray application followed by back roll to achieve proper (DFT) Dry Film Thickness.</li> <li>-Apply two coats of Duration Exterior Acrylic latex satin paint to accent color stucco trim by roll and brush application.</li> </ul>	\$8,055.00

Code	Description	Amount
	- Apply a coat of Pro Industrial DTM Acrylic to all metal railing and metal light fixtures by HVLP application.	
	-Scrape any loose paint and lightly sand all windows shutters, apply a coat of Duration Exterior Acrylic latex satin paint by HVLP spray.	
	NOTES:	
	-Paint and Supplies furnished by the paint company.	
	-Upon completion left over paint will be labeled and left at the job site.	
	Subtotal	\$8,055.00
	Total	\$8,055.00
	<b>Total</b>	<b>\$8,055.00</b>

**Comments**

- Paint and Supplies provided by the paint contractor.
- Paint contractor will be responsible for the clean up of all areas and prep work.
- Full payment is due upon completion and final walk per client approval.
- Estimate is valid for (30) days unless otherwise noted.
- Project will take approximately 6 days including pressure wash and depending on weather conditions.

Photo 1



Photo 2





**Photo 3**

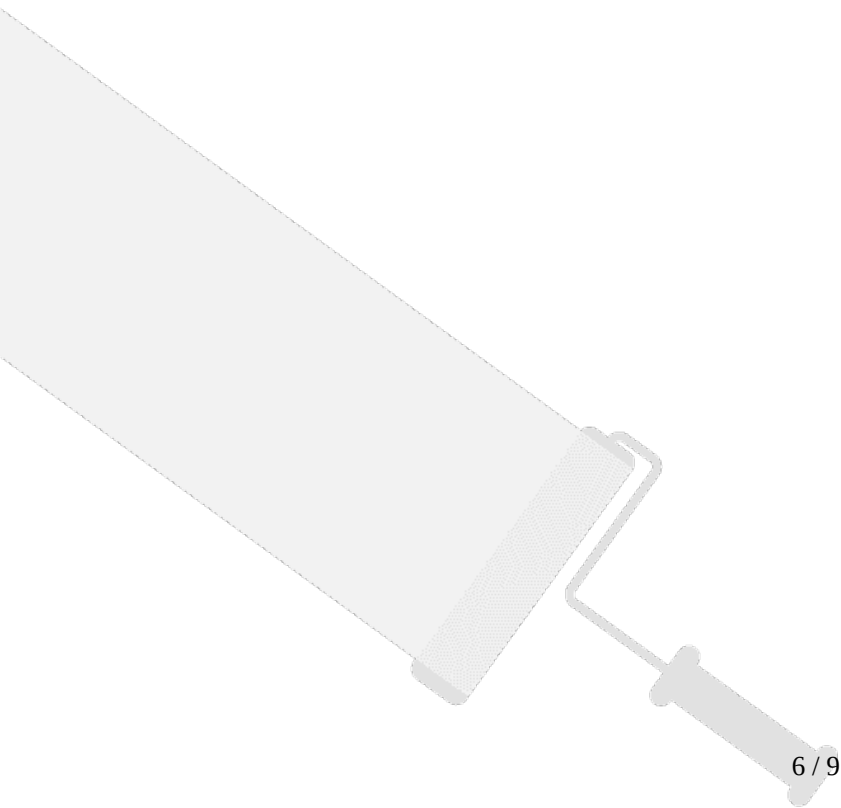


Photo 4



Photo 5

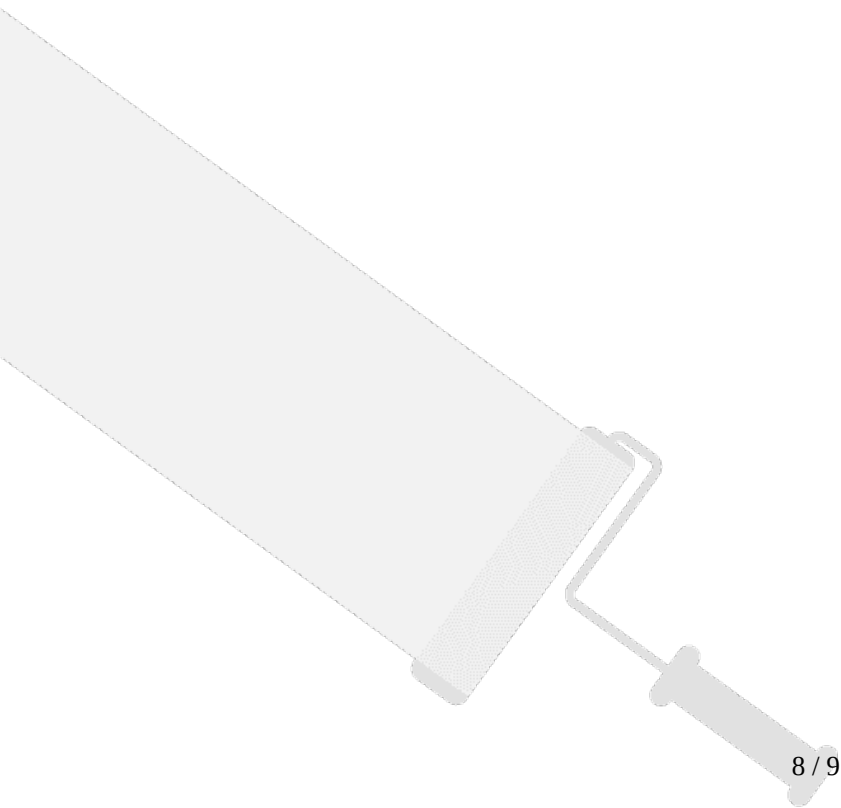
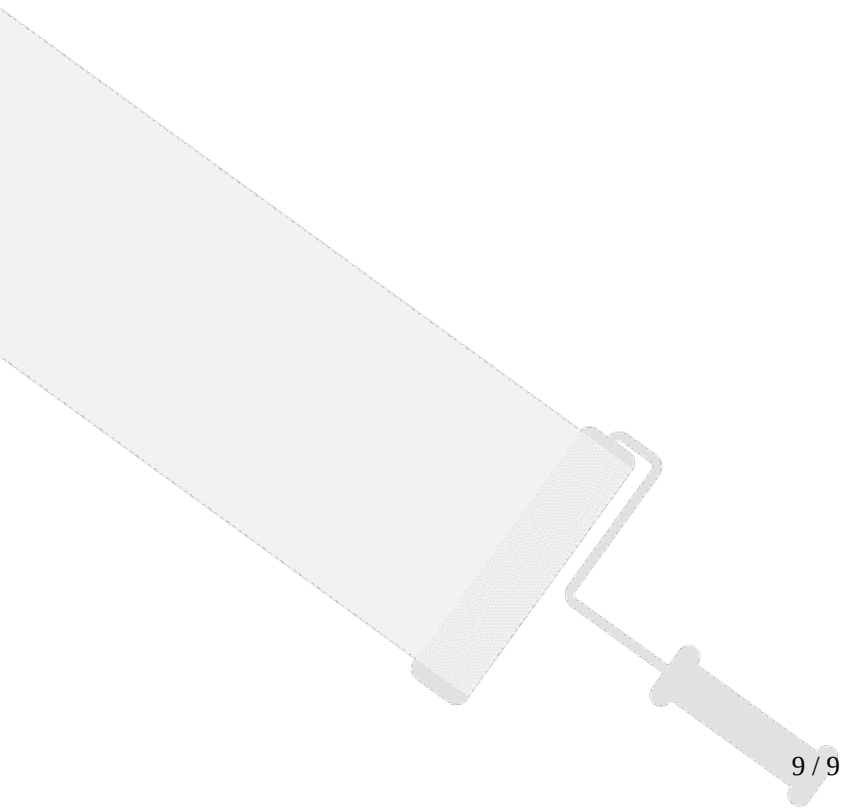
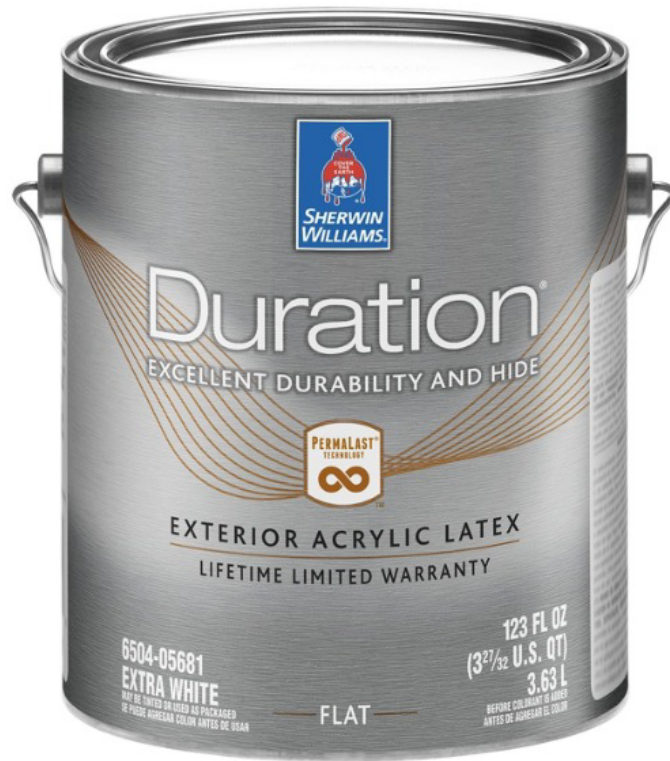


Photo 6





# Proposal

## Con Asset, LLC. Construction Services

31439 Darby Road  
Dade City, Fl. 33535  
Phone: **813 335 7688**

**DATE: 2/15/21**

To: Dan Nesselt  
Re: Lake Bernadette Pool House restroom renovatoion

Dan

It is my pleasure to provide you with a quote to renovate the 2 restrooms at the pool house in Lake Bernadette. My bid is based on the following scope of work:

Demo exist rest room fixtures and appurtenances
drywall - 4x10x5/8", FR, including corner bead, mud, labor
Drywall Texturing - inc in above
Doors - 3-0 x 6-8 SC with HM jambs
Door Hardware: hinges, door closers, handles, strikes, kick plates, to match exist
Toilet Accessories: Mirrors, SS grab bars,TP dispensers, HC signs
Demo: Remove existing tile flooring
Ceramic tile - Allowance for new tile - selection by owner , inc thinset, grout
Cabinets and Casework
Paint doors
Painting, Exterior Building - Not included
Painting, Interior walls - restroom walls, ceilings
Clear caulk for doors, windows and chair rail
Plumbing - new toilets, sinks, faucets, new lines, floor drains. Med grade comm fixtures
Plumbing - Provide & install new water fountain w bottle filler - Hi-lo - ADA code
Replace exisiting ceiling exhaust fans
Electrical replace 2 duplex outlets, 2 switches, 2 ceiling lights

### Notes:

### Not Included

Impact Fees



**Permit Fees**

**Fire Alarm**

**Testing, identification, handling or remediation of hazardous materials**

**Utility Co Charges, meter fees, back flow preventers, gas pressure valves**

**All engineering and architect's, drawings, submittals, etc**

**Builder's Risk insurance, performance or payment Bonds (Liability Ins IS inc.)**

**Dewatering for any work below finished floor elevation or exterior**

**Dors not include temporary toilets ort restroom facilities while poolhouse facilities are out of order.**

My quote for this scope of work is **Thirty-One Thousand, seven Hundred Thirty-one and 97/100 dollars.(\$31,731.97)**

Please call to discuss the particulars.

Thanks for thinking of Con Asset

.

Fred LePiere,

A handwritten signature in black ink, appearing to read "Fred LePiere", with a stylized flourish at the end.

Con Asset, LLC

813 335 7688,

fwl.3@hotmail.com

**Thank you for this opportunity to provide pricing!**