

**LAKE BERNADETTE
COMMUNITY DEVELOPMENT
DISTRICT**

JULY 22, 2025

AGENDA PACKAGE



11555 HERON BAY BLVD, SUITE 201
CORAL SPRINGS, FLORIDA 33076

Lake Bernadette Community Development District

Board of Supervisors

Michael Berman, Chairperson
Robert Van Liew, Vice Chairperson
Bonnie Hazelett, Assistant Secretary
Sharon Callie, Assistant Secretary
James Callaghan, Assistant Secretary

David Wenck, District Manager
Scott Steady, Esquire, District Counsel
Dan Nesselt, Clubhouse Manager
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, July 22, 2025 – 6:00 p.m.

-
- 1. Roll Call**
 - 2. Audience Comments Limited to 3 Minutes Per Person**
 - 3. Consent Agenda**
 - A. Approval of the Minutes of June 24, 2025 Meeting
 - B. Acceptance of the Financial Report as of June 2025
 - 4. Aquatic Report**
 - 5. Attorney's Report**
 - 6. Engineer's Report**
 - 7. District Manager's Report**
 - A. Discussion of FY 2026 Budget
 - B. Presentation of FY 2026 Meeting Schedule
 - 8. Clubhouse Manager's Report**
 - A. Con-Asset Proposal
 - B. FHP Stats
 - 9. New Business**
 - 10. Supervisors' Requests**
 - 11. Adjournment**

**The Next Meeting is scheduled to be held on
Tuesday, August 26, 2025, at 6:00 p.m.**

District Office:

Inframark
11555 Heron Bay Blvd. Suite 201
Coral Springs, Florida, 33076
954-603-0033

Meeting Location:

Lake Bernadette Clubhouse
5410 Golf Links Boulevard
Zephyrhills, Florida 33541
813-788-7690

Third Order of Business

3A.

**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 Tuesday, June 24, 2025 at 6:00 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida 33541.

Present and constituting a quorum were:

Michael Berman	Chairperson (<i>via phone</i>)
Robert Van Liew	Vice Chairperson
Bonnie Hazelett	Assistant Secretary
Sharon Callie	Assistant Secretary
James Callaghan	Assistant Secretary (<i>via phone</i>)

Also present were:

David Wenck	District Manager
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The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Wenck called the meeting to order, and a quorum was established.

On MOTION by Ms. Hazelett seconded by Ms. Callie, with all in favor, Mr. Berman and Mr. Callaghan were authorized to participate by phone. 3-0

SECOND ORDER OF BUSINESS

Audience Comments

- Kathy Kowalski thanked the Board for the work they did. She noted the oak tree needs to be thinned out and there was a palm tree that needs to be trimmed. She asked if we got back to the docs that specify who is responsible for specifying tasks.
- John Flemming asked what the Boards intentions with unassigned funds are; Will they be carried over?
- John Bishop doesn't know what she means about docs.

THIRD ORDER OF BUSINESS

Consent Agenda

- A. Approval of the Minutes of May 27, 2025 Meeting**
B. Acceptance of the Financial Report as of May 2024

On MOTION by Mr. Van Liew seconded by Ms. Hazelett, with all in favor, the Consent Agenda was approved as amended. 5-0

- Line 26 Mr. Flemming, not Mr. Bishop stated he did not want the amenity center open on holidays.

FOURTH ORDER OF BUSINESS

Aquatic Report

- There report was reviewed.

FIFTH ORDER OF BUSINESS

Attorney's Report

- There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS

Engineer's Report

- There being none, the next order of business.

SEVENTH ORDER OF BUSINESS

District Manager's Report

A. Discussion of FY 2026 Budget

- There was no discussion.

EIGHTH ORDER OF BUSINESS

Clubhouse Manager's Report

- The Radar Sign proposal exceeds the approved \$7,000

On MOTION by Mr. Van Liew seconded by Ms. Hazelett, with all in favor, a NTE on the amount of \$8,500 for the Radar Sign Proposal was approved. 4-1 with Mr. Callaghan voting nay.

A. Rainmaker Proposal

- This proposal was not considered.

B. FHP Stats

- The Board discussed the FHP Stats.

NINTH ORDER OF BUSINESS

New Business

A. Discussion of Non-CDD Members Amenity Fees

- The Board has no desire to amend the Rules and Procedures regarding Non CDD Member Fees.

TENTH ORDER OF BUSINESS

Supervisor Request

- Mr. Berman updated the Board that he was not able to meet with the Golf Course Owner.
- Ms. Callie stated the doors in the media room and doors to the pool do not have an operating closer. She also asked if the supervisors were aware of the fire started on CDD property and the suspects were arrested.
- Mr. Van Liew asked to remove, making copies as a service offered, from the website.

ELEVENTH ORDER OF BUSINESS

Adjournment

- There being no further business,

On MOTION by Ms. Hazelett seconded by Ms. Callie, with all in favor, the meeting was adjourned at 6:59 p.m. 5-0

Michael Berman
Chairman

3B.

LAKE BERNADETTE
Community Development District

Financial Report

June 30, 2025

Prepared by:



Table of Contents

<u>FINANCIAL STATEMENTS</u>	<u>Page</u>
Balance Sheet - All Funds	1 - 2
Statement of Revenues, Expenditures and Changes in Fund Balances	
General Funds	3 - 7
Notes to the Financial Statements	8 - 10
 <u>SUPPORTING SCHEDULES</u>	
Non-Ad Valorem Special Assessments Schedule	11
Cash and Investment Report	12
Check Register	13

LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

June 30, 2025

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

Governmental Funds

Balance Sheet

June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 378,411	\$ -	\$ -	\$ 378,411
Accounts Receivable - Other	369	-	-	369
Due From Other Funds	-	31,175	15,495	46,670
Investments:				
Money Market Account	1,746,339	-	-	1,746,339
Prepaid Items	7,070	-	-	7,070
Deposits	835	-	-	835
TOTAL ASSETS	\$ 2,133,024	\$ 31,175	\$ 15,495	\$ 2,179,694
<u>LIABILITIES</u>				
Accounts Payable	\$ 9,672	\$ -	\$ -	\$ 9,672
Deposits	2,185	-	-	2,185
Due To Other Funds	46,670	-	-	46,670
TOTAL LIABILITIES	58,527	-	-	58,527
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	7,070	-	-	7,070
Deposits	835	-	-	835
Assigned to:				
Operating Reserves	191,159	-	-	191,159
Reserves - Clubhouse/Cabana	35,576	-	-	35,576
Reserves - Court Amenities	15,717	-	-	15,717
Reserves- Lake Embank/Drainage	92,517	-	-	92,517

Balance Sheet
June 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
Reserves - Other	107,559	-	-	107,559
Reserves - Roadways	44,693	-	-	44,693
Reserves - Swimming Pools	95,347	-	-	95,347
Unassigned:	1,484,024	31,175	15,495	1,530,694
TOTAL FUND BALANCES	\$ 2,074,497	\$ 31,175	\$ 15,495	\$ 2,121,167
TOTAL LIABILITIES & FUND BALANCES	\$ 2,133,024	\$ 31,175	\$ 15,495	\$ 2,179,694

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Interest - Investments	\$ 30,000	\$ 53,302	177.67%	\$ 2,500	\$ 5,721	\$ 3,221
Room Rentals	1,000	2,052	205.20%	83	275	192
Interest - Tax Collector	100	1,220	1220.00%	8	413	405
Special Assmnts- Tax Collector	784,061	784,060	100.00%	34,734	12,325	(22,409)
Special Assmnts- Discounts	(31,362)	(29,599)	94.38%	-	-	-
Other Miscellaneous Revenues	500	10,414	2082.80%	42	-	(42)
Access Cards	50	14	28.00%	4	-	(4)
Amenities Revenue	400	393	98.25%	33	-	(33)
Recreation Membership	500	1,700	340.00%	42	-	(42)
TOTAL REVENUES	785,249	823,556	104.88%	37,446	18,734	(18,712)

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	9,000	75.00%	1,000	2,000	(1,000)
FICA Taxes	918	689	75.05%	77	153	(76)
ProfServ-Engineering	12,000	5,093	42.44%	1,000	164	836
ProfServ-Legal Services	5,000	1,984	39.68%	417	-	417
ProfServ-Mgmt Consulting	64,715	48,536	75.00%	5,393	5,393	-
ProfServ-Property Appraiser	150	265	176.67%	-	115	(115)
Auditing Services	4,500	-	0.00%	-	-	-
Postage and Freight	500	120	24.00%	42	35	7
Insurance - General Liability	43,000	38,589	89.74%	-	-	-
Printing and Binding	500	-	0.00%	42	-	42
Legal Advertising	700	-	0.00%	58	-	58
Miscellaneous Services	1,200	1,168	97.33%	100	27	73

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Assessment Collection Cost	15,681	15,098	96.28%	694	256	438
Misc-Taxes	2,500	2,202	88.08%	-	-	-
Misc-Web Hosting	1,552	1,619	104.32%	129	-	129
Office Supplies	150	-	0.00%	13	-	13
Annual District Filing Fee	175	-	0.00%	-	-	-
Total Administration	165,241	124,363	75.26%	8,965	8,143	822
Field						
Payroll-General Staff	120,000	85,661	71.38%	10,000	6,032	3,968
FICA Taxes	9,180	6,954	75.75%	765	839	(74)
Retirement Benefits	7,417	6,089	82.10%	618	656	(38)
Life and Health Insurance	34,470	32,754	95.02%	2,873	7,501	(4,628)
Workers' Compensation	4,573	4,282	93.64%	381	-	381
Contracts-Janitorial Services	9,700	7,225	74.48%	808	850	(42)
Contracts-Security Services	496	2,629	530.04%	41	2,505	(2,464)
Contracts-Landscape	54,772	39,123	71.43%	4,564	4,347	217
Contracts-Pools	23,000	14,350	62.39%	1,917	1,500	417
Contracts-Ponds	20,000	13,932	69.66%	1,667	1,548	119
Contracts-Roving Patrol	15,000	8,305	55.37%	1,250	385	865
Travel	600	300	50.00%	50	50	-
Communication - Telephone	2,500	1,320	52.80%	208	44	164
Electricity - General	28,000	14,201	50.72%	2,333	1,700	633
Electricity - Streetlights	51,000	26,293	51.55%	4,250	3,405	845
Utility - Water	16,000	8,809	55.06%	1,333	2,448	(1,115)
Utility - Gas	5,000	4,918	98.36%	417	-	417
Utility - Refuse Removal	1,100	689	62.64%	92	80	12
R&M-Air Conditioning	3,000	739	24.63%	250	-	250

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

General Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
General Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Buildings	3,300	6,299	190.88%	275	536	(261)
R&M-Equipment	18,000	14,150	78.61%	1,500	102	1,398
R&M-Other Landscape	25,000	77,745	310.98%	2,083	-	2,083
R&M-Irrigation	22,000	15,637	71.08%	1,833	-	1,833
R&M-Pest Control	1,600	612	38.25%	133	120	13
R&M-Wetland Monitoring	5,000	-	0.00%	417	-	417
R&M-Fitness Equipment	10,000	15,033	150.33%	833	175	658
R&M-Pressure Washing	10,000	3,730	37.30%	833	300	533
Road/Sidewalk Maintenance	7,000	15,218	217.40%	583	-	583
Miscellaneous Services	7,000	873	12.47%	583	32	551
Misc-Contingency	10,500	21,893	208.50%	875	13,500	(12,625)
Office Supplies	2,000	1,876	93.80%	167	119	48
Cleaning Supplies	5,000	2,289	45.78%	417	286	131
Op Supplies - Uniforms	600	-	0.00%	50	-	50
Subscriptions and Memberships	4,200	1,304	31.05%	350	-	350
Reserve	83,000	-	0.00%	6,917	-	6,917
Total Field	620,008	455,232	73.42%	51,666	49,060	2,606
TOTAL EXPENDITURES	785,249	579,595	73.81%	60,631	57,203	3,428
Excess (deficiency) of revenues						
Over (under) expenditures	-	243,961	0.00%	(23,185)	(38,469)	(15,284)
Net change in fund balance	\$ -	\$ 243,961	0.00%	\$ (23,185)	\$ (38,469)	\$ (15,284)
FUND BALANCE, BEGINNING (OCT 1, 2024)	1,830,536	1,830,536				
FUND BALANCE, ENDING	\$ 1,830,536	\$ 2,074,497				

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

Double Eagle Court Road Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
Double Eagle Court Road Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Special Assmnts- Tax Collector	4,116	4,116	100.00%	182	72	(110)
Special Assmnts- Discounts	(165)	(155)	93.94%	-	-	-
TOTAL REVENUES	3,951	3,961	100.25%	182	72	(110)
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	82	79	96.34%	4	1	3
Total Administration	82	79	96.34%	4	1	3
TOTAL EXPENDITURES	82	79	96.34%	4	1	3
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,882	100.34%	178	71	(107)
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	3,869	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	3,869	-	0.00%	-	-	-
Net change in fund balance	\$ 3,869	\$ 3,882	100.34%	\$ 178	\$ 71	\$ (107)
FUND BALANCE, BEGINNING (OCT 1, 2024)	27,293	27,293				
FUND BALANCE, ENDING	\$ 31,162	\$ 31,175				

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

Janine Drive Fund

Statement of Revenues, Expenditures and Changes in Fund Balances
Janine Drive Fund
For the Period Ending June 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUN-25 BUDGET	JUN-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Special Assmnts- Tax Collector	1,932	1,932	100.00%	86	66	(20)
Special Assmnts- Discounts	(77)	(72)	93.51%	-	-	-
TOTAL REVENUES	1,855	1,860	100.27%	86	66	(20)
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	39	37	94.87%	2	1	1
Total Administration	39	37	94.87%	2	1	1
TOTAL EXPENDITURES	39	37	94.87%	2	1	1
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,823	100.39%	84	65	(19)
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	1,816	-	0.00%	-	-	-
TOTAL FINANCING SOURCES (USES)	1,816	-	0.00%	-	-	-
Net change in fund balance	\$ 1,816	\$ 1,823	100.39%	\$ 84	\$ 65	\$ (19)
FUND BALANCE, BEGINNING (OCT 1, 2024)	13,672	13,672				
FUND BALANCE, ENDING	\$ 15,488	\$ 15,495				

Notes to the Financial Statements

June 30, 2025

Governmental Funds

► **Assets**

- **Investments** - General Fund monies (See Cash & Investment Report for further details.) There is a checking & MM account with Bank United.
- **Due From Other Funds** - Monies owed for assessment collections.
- **Deposits** - Progress Energy & Pasco County Utility deposits.

► **Liabilities**

- **Accounts Payable** - Invoices for current month but not paid in current month.
- **Deposits** - Utility & Pool key deposits.

Fund Balance

- **Reserves** - Operating - for 1st Quarter operations of CDD for repairs & maintenance.
- **Reserves** - Clubhouse / Cabana - for repairs and maintenance.
- **Reserves** - Court Amenities - for repairs and maintenance.
- **Reserves** - Lake Embankment / Drainage - for drainage repairs and maintenance.
- **Reserves** - Other - for repair and/or replacement of items within the district.
- **Reserves** - Roadways - for roadway repairs and maintenance.
- **Reserves** - Swimming Pools - for swimming pool repairs and maintenance.

Notes to the Financial Statements

June 30, 2025

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 104.88% of the Annual Adopted budget and Assessments are at 100% collected.
- ▶ Total General Fund expenditures are at approximately 73.81% of the Annual Adopted budget above the rated 75%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Insurance - General Liability	\$ 43,000	\$ 38,589	90%	FMIT 3rd installment made in March.
Miscellaneous Services	\$ 1,200	\$ 1,168	97%	Mike Fasano, Pasco County Tax Collector solid waste assessment - \$726; certificate of corrections - \$415.
Misc-Taxes	\$ 2,500	\$ 2,202	88%	Mike Fasano, Pasco County Tax Collector non ad valorem assessment.
Misc-Web Hosting	\$ 1,552	\$ 1,619	104%	ADA compliance payment - \$1,553.
Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Workers' Compensation	\$ 4,573	\$ 4,282	94%	FMIT 3rd installment made in March.
Utility - Gas	\$ 5,000	\$ 4,918	98%	Bahr's Propane Gas propane gas services.
R&M-Buildings	\$ 3,300	\$ 6,299	191%	Bayshore Tree Services roof repair - \$850; Stan's Lock and Key Service strike plate repair, vertical rod activator, HD door closer, back door repair - \$1,133; Lost Art pool deck repair - \$1,600; other miscellaneous repairs.
R&M-Equipment	\$ 18,000	\$ 14,150	79%	Aqua Triangle 1 Corp chemical delivery, pool pump maintenance - \$5,578; Superior Brick Paver Installations brick paver pool deck repairs - \$2,500; A & K Enterprise of Manatee refinish chairs/lounges - \$1,789; other miscellaneous repairs.

Notes to the Financial Statements

June 30, 2025

Variance Analysis - continued

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Field Continued</u>				
R&M - Other Landscape	\$ 25,000	\$ 77,745	311%	Rainmaker Irrigation disposal of trees and debris,sod/mulch installation - \$46,851; Bayshore Tree Service prune large oak trees, tree removal - \$24,875; Courtesy Cuts Tree Service tree removal - \$6,000.
R&M-Irrigation	\$ 22,000	\$ 15,637	71%	Rainmaker Irrigation irrigation repairs.
R&M-Fitness Equipment	\$ 10,000	\$ 15,033	150%	Coastal Fitness Service fitness equipment.
Misc-Contingency	\$ 10,500	\$ 21,893	209%	Illuminations Holiday Lighting installing holiday lights - \$4,250; Unleashed Fencing chain link fence repair - \$1,600; Site Masters of FL pond structure repair, remove timber & constructed new railroad tie - \$15,700.
Misc-Office Supplies	\$ 2,000	\$ 1,876	94%	Elan Financial Services CPR-AED and First Aid - \$595; other miscellaneous supplies.

LAKE BERNADETTE
Community Development District

Supporting Schedules

June 30, 2025

Lake Bernadette

Community Development District

Non-Ad Valorem Special Assessments (Pasco County Tax Collector - Monthly Collection Distributions) For the Fiscal Year Ending September 30, 2025

					ALLOCATION		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
Assessments Levied FY 2025				\$790,109	\$ 784,061	\$ 4,116	\$ 1,932
Allocation %				100.00%	99.24%	0.52%	0.24%
11/06/24	\$ 6,755	\$ 382	\$ 138	\$ 7,275	\$ 7,220	\$ 38	\$ 17
11/14/24	34,921	1,485	713	37,118	36,836	193	89
11/21/24	37,629	1,600	768	39,997	39,693	208	96
11/27/24	29,197	1,241	596	31,034	30,798	161	74
12/09/24	503,538	21,408	10,276	535,223	531,155	2,783	1,285
12/16/24	66,652	2,773	1,360	70,785	70,247	368	170
01/08/25	15,687	514	320	16,521	16,395	86	40
02/12/25	13,756	314	281	14,351	14,242	75	34
03/11/25	7,199	92	147	7,437	7,381	39	18
04/09/25	16,418	18	335	16,770	16,643	87	40
05/13/25	1,111	-	23	1,134	1,126	6	3
06/11/25	2,722	-	56	2,778	2,757	14	7
06/16/25	9,896	-	202	10,098	10,021	53	24
TOTAL	\$ 745,481	\$ 29,827	\$ 15,215	\$ 790,109	\$ 784,061	\$ 4,116	\$ 1,932
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	\$ -

Cash and Investment Report
June 30, 2025

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	BankUnited	N/A	0.00%	\$ 378,411
			Subtotal Checking	\$ 378,411
Money Market Account	BankUnited	N/A	4.06%	\$ 1,746,339
			Subtotal MM	\$ 1,746,339
			Grand Total	\$ 2,124,750

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	100156	06/04/25	INFRAMARK LLC	150768	JUNE 25 MANAGEMENT FEES	JUNE ADMINISTRATIVE FEES	531027-51201	\$5,392.92
001	100157	06/04/25	SHORT & SIMPLE SUPPLIES INC	INV17960	CLEANING SUPPLIES	CLEANING SUPPLIES 2/28/25	551003-53901	\$106.19
001	100158	06/04/25	FRANKS AIR CONDITIONING & HEATING	323498	A/C Maintenance	R&M-Air Conditioning	546004-53901	\$69.00
001	100159	06/06/25	STANTEC	2400890	ENGINEERING SERVICES THRU 4/17/25	ProfServ-Engineering	531013-51501	\$164.25
001	100160	06/06/25	SOLITUDE LAKE MANAGMENT	PSI176747	JUNE 25 AQUATICS MAINTENANCE	Contracts-Ponds	534089-53901	\$1,548.00
001	100161	06/17/25	RAINMAKER IRRIGATION	927373	JUNE 25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,347.00
001	100162	06/17/25	SITE MASTERS OF FL LLC	060525-1	TIMBER RETAINING WALL	Retaining Wall Repair	549900-53901	\$13,500.00
001	100163	06/17/25	DLTD SOLUTIONS INC.	0005655	MAY 25 PATROL ADMIN	MAY 25 ROVING PATROL ADMIN	534099-53901	\$220.00
001	100164	06/17/25	JEFFREY MASON	0005656	MAY 25 ROVING PATROL	SEC / TRAFFIC CONTROL	534037-53901	\$550.00
001	100164	06/17/25	JEFFREY MASON	0005656	MAY 25 ROVING PATROL	SEC / TRAFFIC CONTROL	534037-53901	\$550.00
001	100165	06/17/25	FEDEX	8-866-41749	MAY FEDEX	Postage and Freight	541006-51301	\$35.25
001	100166	06/17/25	ERIC ROSINSKI	060325-	POOL AREA PRESSURE WASHING	R&M-Pressure Washing	546171-53901	\$300.00
001	100167	06/24/25	INFRAMARK LLC	151849	5/1/25 GODADDY RENEWAL	GODADDY RENEWAL	549001-51301	\$26.65
001	100168	06/24/25	STAN'S LOCK AND KEY SERVICE	8544	BACK DOOR EXIT DEVICE REPAIR	R&M-Buildings	546012-53901	\$130.00
001	100168	06/24/25	STAN'S LOCK AND KEY SERVICE	8543	HD DOOR CLOSER REPAIR	R&M-Buildings	546012-53901	\$309.45
001	100169	06/24/25	COASTAL FITNESS SERVICE	T - 34451	QUARTERLY FITNESS MAINTENANCE	R&M-Fitness Equipment	546115-53901	\$175.00
001	100170	06/24/25	ON THE FLY PEST CONTROL, LLC	061325-	JUNE 25 PEST CONTROL	R&M-Pest Control	546070-53901	\$120.00
001	100171	06/24/25	JEFFREY MASON	0005691	APRIL 25 ROVING PATROL	SEC / TRAFFIC CONTROL	534037-53901	\$825.00
001	100172	06/24/25	SHORT & SIMPLE SUPPLIES INC	INV18637	6/13/25 CLEANING SUPPLIES	Cleaning Supplies	551003-53901	\$217.64
001	100173	06/24/25	DLTD SOLUTIONS INC.	0005690	APRIL 25 PATROL ADMIN FEE	APRIL 25 ROVING PATROL AMDIN FEE	534099-53901	\$165.00
001	100174	06/24/25	AQUA TRIANGLE 1 CORP	320269	POOL REPAIR GRATE	Contracts-Pools	534078-53901	\$1,500.00
001	300036	06/06/25	AMERITAS ACH	AM-053025-457-ACH	6/6/25 RETIREMENT	PD 6/6/25	522020-51301	\$300.00
001	300037	06/06/25	AMERITAS ACH	AM-053025-401-ACH	6/6/25 RETIREMENT	PD 6/6/25	522020-53901	\$195.61
001	300038	06/16/25	ELAN FINANCIAL SVCS - ACH	051425-2780	APRIL / MAY 25 PURCHASES	EQUIP MAINT	546022-53901	\$194.53
001	300038	06/16/25	ELAN FINANCIAL SVCS - ACH	051425-2780	APRIL / MAY 25 PURCHASES	CLEANING SUPPLIES	551003-53901	\$96.60
001	300038	06/16/25	ELAN FINANCIAL SVCS - ACH	051425-2780	APRIL / MAY 25 PURCHASES	OFFICE SUPPLIES	551002-53901	\$90.36
001	300038	06/16/25	ELAN FINANCIAL SVCS - ACH	051425-2780	APRIL / MAY 25 PURCHASES	POOL MAINT	546074-53901	\$16.99
001	300038	06/16/25	ELAN FINANCIAL SVCS - ACH	051425-2780	APRIL / MAY 25 PURCHASES	CLEANING SUPPLIES	551003-53901	\$33.01
001	300039	06/16/25	DUKE ENERGY	052725 ACH	4/25-5/23/25 ELECTRICITY STREETLIGHTS	4/25-5/23/25 UTILITIES POWER	543013-53901	\$3,404.99
001	300040	06/16/25	PASCO COUNTY UTILITIES SERVICE	050625 ACH	4/7-5/6/25 UTILITIES WATER	BILLPRD 4/7-5/6/25	543018-53901	\$1,365.55
001	300041	06/16/25	FRONTIER	052225-7690 ACH	5/22-6/21/25 INTERNET SERVICE	BILL PRD 8/22-9/21/24	541003-53901	\$106.12
001	300042	06/20/25	AMERITAS ACH	AM-061325-457-ACH	6/20/25 RETIREMENT	6/13/25 RETIREMENT	522020-53901	\$300.00
001	300043	06/20/25	AMERITAS ACH	AM-061325-401-ACH	6/13/25 RETIREMENT	Retirement Benefits	522020-53901	\$177.98
001	300044	06/26/25	WASTE MANAGEMENT OF FLORIDA - ACH	1086441-1568-6	JUNE 25 REFUSE REMOVAL	REFUSE REMOVAL JUNE 2025	543020-53901	\$80.07
001	300045	06/02/25	ADT SECURITY SVCS - ACH	1140623414 ACH	JUNE 25 SECURITY SERVICES	SEC SVCS JUNE 2025	534037-53901	\$41.30
001	300046	06/23/25	DUKE ENERGY	060225 ACH	4/30-5/29/25 UTILITES ELECTRICITY	BILL PRD 4/30-5/29/25	543006-53901	\$1,699.55
001	4311	06/12/25	DAN NESSELT	052125-	NEW OFFICE LIGHTING	R&M-Equipment	546022-53901	\$40.65
001	4312	06/23/25	SARAH NESSELT	061325-	JUNE 25 CLEANING SERVICES	JUNE 25 JANITORIAL SERVICES	534026-53901	\$850.00
001	4313	06/23/25	MIKE FASANO	061625-	2024 POSTAGE ASSESSMENT FEE	ProfServ-Property Appraiser	531035-51301	\$114.67
001	4314	06/27/25	FLORIDA MUNICIPAL INSURANCE TRUST	062025-	JULY 25 MEDICAL/DENTAL	JULY 25 MEDICAL / DENTAL / LIFE INS	523001-53901	\$2,869.17
Fund Total								\$42,228.50

Total Checks Paid	\$42,228.50
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COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	TOTAL HOURS	REGULAR EARNINGS	TOTAL EARNINGS
NK1	Berman, Michael C	001025	NK1001025	06/30/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Berman, Michael C	001025	NK1001025	06/03/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callaghan, James G	001043	NK1001043	06/30/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callaghan, James G	001043	NK1001043	06/03/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callie, Sharon K	001050	NK1001050	06/30/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callie, Sharon K	001050	NK1001050	06/03/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Hazelett, Bonnie K	001045	NK1001045	06/30/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Hazelett, Bonnie K	001045	NK1001045	06/03/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Van Liew, Robert R	001036	NK1001036	06/30/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Van Liew, Robert R	001036	NK1001036	06/03/2025	200.00	184.70	184.70	1.00	200.00	200.00
Totals For Company Code NK1:					2,000.00	1,847.00	1,847.00	10.00	2,000.00	2,000.00

COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	TOTAL HOURS	REGULAR EARNINGS	TOTAL EARNINGS
U6I	Kiely, William F	001035	U6I001035	06/06/2025	604.80	555.74	555.74	36.00	604.80	604.80
U6I	Kiely, William F	001035	U6I001035	06/20/2025	655.20	597.25	597.25	39.00	655.20	655.20
U6I	Lanser, Denise M	001051	U6I001051	06/06/2025	558.60	515.87	515.87	38.00	558.60	558.60
U6I	Lanser, Denise M	001051	U6I001051	06/20/2025	543.90	502.29	502.29	37.00	543.90	543.90
U6I	Nesselt, Daniel A	001006	U6I001006	06/06/2025	3,260.16	2,370.23	2,370.23	80.00	2,669.76	3,260.16
U6I	Nesselt, Daniel A	001006	U6I001006	06/20/2025	2,966.40	2,163.57	2,163.57	80.00	1,483.20	2,966.40
U6I	Pesce, Gregory A	001052	U6I001052	06/06/2025	218.40	201.69	201.69	16.00	218.40	218.40
U6I	Pesce, Gregory A	001052	U6I001052	06/20/2025	204.75	189.08	189.08	15.00	204.75	204.75
U6I	Yates, John S	001047	U6I001047	06/06/2025	189.00	174.54	174.54	12.00	189.00	189.00
U6I	Yates, John S	001047	U6I001047	06/20/2025	189.00	174.53	174.53	12.00	189.00	189.00
U6I	Yates, Martina	001042	U6I001042	06/06/2025	724.50	662.40	662.40	46.00	724.50	724.50
U6I	Yates, Martina	001042	U6I001042	06/20/2025	882.00	792.10	792.10	56.00	882.00	882.00
Totals For Company Code U6I:					10,996.71	8,899.29	8,899.29	467.00	8,923.11	10,996.71

Fourth Order of Business

SOLITUDE

LAKE MANAGEMENT



Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-07-02

Prepared for:

District Manager
Inframark

Prepared by:

Jason Diogo, Aquatic Biologist

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

TABLE OF CONTENTS

	Pg
SITE ASSESSMENTS	
PONDS 13,16,17	3
PONDS 18,20,21	4
PONDS 22,30,30A	5
PONDS 32,33,34	6
PONDS 35,45A,45B	7
PONDS 46A,46B,47	8
PONDS WA-9	9
MANAGEMENT/COMMENTS SUMMARY	9, 10
SITE MAP	11

Site: 13

Comments:

Normal growth observed
I have been cutting back on growth growing in on each visit.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



June 2025

Site: 16

Comments:

Normal growth observed
I went through the beneficials and spot sprayed any invasive growth popping up.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



June 2025

Site: 17

Comments:

Treatment in progress
Site was treated for planktonic algae please allow for a couple days for treatment ti have the full effect.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



July 2025



June 2025

Site: 18

Comments:

Treatment in progress
Site was treated for surface algae and shoreline weeds.

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



June 2025

Site: 20

Comments:

Treatment in progress
Site was treated for submersed vegetation 7/2 site is Improving.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation



July 2025



June 2025

Site: 21

Comments:

Site looks good
Site looks good, this time a year with all the rain I'm making sure all drains are clear debris for proper flow.

Action Required:

Routine maintenance next visit

Target:



July 2025



June 2025

Site: 22

Comments:

Site looks good

Normal shoreline growth. Was treated 7/2 please allow for a couple weeks for growth to die off.

Action Required:

Routine maintenance next visit

Target:



July 2025



June 2025

Site: 30

Comments:

Site looks good

Site was spot sprayed around beneficials plants.

Action Required:

Routine maintenance next visit

Target:



July 2025



June 2025

Site: 30A

Comments:

Site looks good

Last month treatment seem to help with submersed vegetation.

Action Required:

Routine maintenance next visit

Target:

Alligatorweed



July 2025



June 2025

Site: 32

Comments:

Site looks good

This site was treated for duck weed 7/2

Action Required:

Routine maintenance next visit

Target:

Duckweed



July 2025



June 2025

Site: 33

Comments:

Treatment in progress

Site was treated 7/2 for planktonic algae should clear up within couple day's after treatment.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



July 2025



June 2025

Site: 34

Comments:

Site looks good

Site looks good, normal shoreline growth.

Action Required:

Routine maintenance next visit

Target:



July 2025



June 2025

Site: 35

Comments:

Site looks good

Action Required:

Routine maintenance next visit

Target:



July 2025



June 2025

Site: 45A

Comments:

Site looks good

Site was treated for Hydrilla and algae 7/2

Action Required:

Routine maintenance next visit

Target:

Surface algae



July 2025



June 2025

Site: 45B

Comments:

Site looks good

Site was treated for Hydrilla 7/2

Action Required:

Routine maintenance next visit

Target:

Hydrilla



July 2025



June 2025

Site: 46A

Comments:

Site looks good

Normal shoreline growth treated
7/2

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



June 2025

Site: 46B

Comments:

Site looks good

Spot sprayed around d bull rush
for invasive growth.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



June 2025

Site: 47

Comments:

Treatment in progress

Shoreline weeds treated trashes
blocking drainage removed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



June 2025

Site: WA-9**Comments:**

Treatment in progress

With all the rains normal growth on banks.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



July 2025



June 2025

Management Summary

Ponds are filling up nicely with all the rain we've been getting, with this rain we also make it a priority to keep drains clear of debris for proper drainage. With all the rain as well shoreline weeds will grow much more rapidly as well. There are a few sites I would like to drop a boat in for treatment of wild sides so I will be scheduling for boat visit. Sites that were treated on 07/02/25 please allow for a couple weeks for this treatment to kill off any new growth. Treatments have been working great, some of the trouble sites have had follow up treatments have been simply for the longevity of clean water and keeping any algae or submersed weeds at bay.

Feel free to reach out with any questions or concerns.

Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
13	Normal growth observed	Shoreline weeds	Routine maintenance next visit
16	Normal growth observed	Shoreline weeds	Routine maintenance next visit
17	Treatment in progress	Planktonic algae	Routine maintenance next visit
18	Treatment in progress	Surface algae	Routine maintenance next visit
20	Treatment in progress	Submersed vegetation	Routine maintenance next visit
21	Site looks good		Routine maintenance next visit
22	Site looks good		Routine maintenance next visit
30	Site looks good		Routine maintenance next visit
30A	Site looks good	Alligatorweed	Routine maintenance next visit
32	Site looks good	Duckweed	Routine maintenance next visit
33	Treatment in progress	Planktonic algae	Routine maintenance next visit
34	Site looks good		Routine maintenance next visit
35	Site looks good		Routine maintenance next visit
45A	Site looks good	Surface algae	Routine maintenance next visit
45B	Site looks good	Hydrilla	Routine maintenance next visit
46A	Site looks good	Shoreline weeds	Routine maintenance next visit
46B	Site looks good	Shoreline weeds	Routine maintenance next visit
47	Treatment in progress	Shoreline weeds	Routine maintenance next visit
WA-9	Treatment in progress	Shoreline weeds	Routine maintenance next visit



Seventh Order of Business

7A

LAKE BERNADETTE
Community Development District

Annual Operating Budget

Fiscal Year 2026

Approved Proposed Budget

Prepared by:



LAKE BERNADETTE

Community Development District

Table of Contents

	<u>Page</u>
<u>OPERATING BUDGET</u>	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances	1 - 3
Budget Narrative	4 - 10
Exhibit A - Allocation of Fund Balances	11 - 12
Exhibit B - Itemization List	13
Road Assessment Funds.....	14 - 15
 <u>SUPPORTING BUDGET SCHEDULES</u>	
2024-2023 Non-Ad Valorem Assessment Summary	16

LAKE BERNADETTE
Community Development District

Operating Budget
Fiscal Year 2026

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 06/30/25	PROJECTED JUL- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Interest - Investments	\$ 30,000	\$ 53,302	\$ 18,225	\$ 71,527	\$ 30,000
Room Rentals	1,000	\$ 2,052	\$ 702	\$ 2,754	1,500
Interest - Tax Collector	100	\$ 1,220	\$ -	\$ 1,220	-
Special Assmnts- Tax Collector	784,061	\$ 784,060	\$ 1	\$ 784,061	784,065
Special Assmnts- Discounts	(31,362)	\$ (29,599)	\$ -	\$ (29,599)	(31,363)
Other Miscellaneous Revenues	500	\$ 10,414	\$ -	\$ 10,414	500
Access Cards	50	\$ 14	\$ 36	\$ 50	50
Amenities Revenue	400	\$ 393	\$ 7	\$ 400	400
Recreation Membership	500	\$ 1,700	\$ -	\$ 1,700	1,700
	-	\$ -	\$ -	\$ -	-
TOTAL REVENUES	785,249	823,556	18,970	842,526	786,853
EXPENDITURES					
<i>Administrative</i>					
P/R-Board of Supervisors	12,000	9,000	3,000	12,000	12,000
FICA Taxes	918	689	229	918	918
ProfServ-Engineering	12,000	5,093	1,741	6,834	12,000
ProfServ-Legal Services	5,000	1,984	678	2,662	5,000
ProfServ-Mgmt Consulting Serv	64,715	48,536	16,179	64,715	66,667
ProfServ-Property Appraiser	150	265	-	265	150
Auditing Services	4,500	-	4,500	4,500	4,750
Postage and Freight	500	120	380	500	500
Insurance - General Liability	43,000	38,589	27,019	65,608	60,000
Printing and Binding	500	-	500	500	-
Legal Advertising	700	-	700	700	700

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 06/30/25	PROJECTED JUL- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Miscellaneous Services	1,200	1,168	32	1,200	1,200
Misc-Assessmnt Collection Cost	15,681	15,098	583	15,681	15,681
Misc-Taxes	2,500	2,202	298	2,500	2,500
Misc-Web Hosting	1,552	1,619	-	1,619	1,619
Office Supplies	150	-	150	150	150
Annual District Filing Fee	175	-	175	175	175
	-	-	-	-	-
Total Administrative	165,241	124,363	56,165	180,528	184,010
Field					
Payroll-General Staff	120,000	85,661	34,339	120,000	125,000
FICA Taxes	9,180	6,954	2,226	9,180	9,563
Retirement Benefits	7,417	6,089	2,082	8,171	7,640
Life and Health Insurance	34,470	32,754	1,716	34,470	38,000
Workers' Compensation	4,573	4,282	291	4,573	6,000
Contracts-Janitorial Services	9,700	7,225	2,470	9,695	9,700
Contracts-Security Services	496	2,629	899	3,528	500
Contracts-Landscape	54,772	39,123	13,377	52,500	59,000
Contracts-Pools	23,000	14,350	4,906	19,256	20,400
Contracts-Ponds	20,000	13,932	4,764	18,696	20,000
Contracts-Roving Patrol	15,000	8,305	2,840	11,145	15,000
Travel	600	300	300	600	600
Telephone/Internet	2,500	1,320	451	1,771	1,500
Electricity - General	28,000	14,201	4,855	19,056	25,000
Electricity - Streetlighting	51,000	26,293	8,990	35,283	41,000
Utility - Water	16,000	8,809	3,012	11,821	16,000

Summary of Revenues, Expenditures and Changes in Fund Balances
Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU 06/30/25	PROJECTED JUL- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
Utility - Gas	5,000	4,918	1,682	6,600	6,000
Utility - Refuse Removal	1,100	689	236	925	1,000
R&M-Air Conditioning	3,000	739	253	992	3,000
R&M-Buildings	3,300	6,299	2,154	8,453	3,300
R&M-Equipment	18,000	14,150	4,838	18,988	18,000
R&M-Other Landscape	25,000	77,745	-	77,745	25,000
R&M-Irrigation	22,000	15,637	5,346	20,983	22,000
R&M-Pest Control	1,600	612	988	1,600	1,600
R&M-Wetland Monitoring	5,000	-	5,000	5,000	-
R&M-Fitness Equipment	10,000	15,033	-	15,033	2,000
R&M-Pressure Washing	10,000	3,730	6,270	10,000	10,000
Road/Sidewalk Maintenance	7,000	15,218	-	15,218	5,000
Miscellaneous Services	7,000	873	6,127	7,000	7,000
Misc-Contingency	10,500	21,893	-	21,893	10,500
Office Supplies	2,000	1,876	124	2,000	1,500
Cleaning Supplies	5,000	2,289	2,711	5,000	5,000
Op Supplies - Uniforms	600	-	600	600	600
Subscriptions and Memberships	4,200	1,304	2,896	4,200	4,200
Reserve	83,000	-	83,000	83,000	82,240
Total Field	620,008	455,232	209,742	664,974	602,843
TOTAL EXPENDITURES	785,249	579,595	265,907	845,502	786,853
Excess (deficiency) of revenues					
Over (under) expenditures	0	243,961	(246,936)	(2,975)	-

Budget Narrative
Fiscal Year 2026

REVENUES

Interest-Investments

The District earns interest on the monthly average collected balance for their operating accounts.

Room Rentals

The District receives fees for clubhouse rentals.

Interest Tax Collector

Interest received from Pasco County Tax Collector.

Special Assessments-Tax Collector

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District in order to pay for the operating expenditures during the Fiscal Year.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

Other Miscellaneous Revenue

Other revenues not included within another budgeted line item.

Access Cards

The District receives fees for pool access cards and keys.

Amenities Revenue

Revenue associated with Clubhouse or pool activities.

Recreation Membership

The District receives fees for non-resident memberships.

Budget Narrative
Fiscal Year 2026

EXPENDITURES

Administrative

P/R-Board of Supervisors

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon supervisors attending all the meetings.

FICA Taxes

Payroll taxes for supervisor salaries are calculated as 7.65% of payroll.

Professional Services-Engineering

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for monthly board meetings when requested, review of invoices, and other specifically requested assignments.

Professional Services-Legal Services

The District's Attorney provides general legal services to the District, i.e., attendance and preparation for monthly Board meetings, review of contracts, review of agreements and resolutions, and other research as directed or requested by the Board of Supervisors and the District Manager.

Professional Services-Management Consulting Services

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services. The budgeted amount for the fiscal year is based on the contracted fees outlined in Exhibit "A" of the Management Agreement.

Professional Services-Property Appraiser

The Property Appraiser provides the District with a listing of the legal description of each property parcel within the District boundaries, and the names and addresses of the owners of such property. The District reimburses the Property Appraiser for necessary administrative costs incurred to provide this service. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The budgeted amount for property appraiser costs is based on a flat fee of \$150.

Professional Fees

This includes the cost for project management.

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is based on contracted fees from an existing engagement letter.

Budget Narrative
Fiscal Year 2026**EXPENDITURES – Administrative (continued)****Postage and Freight**

Actual postage and/or freight used for District mailings including agenda packages, vendor checks and other correspondence.

Insurance

The District's General Liability Coverage, Cyber Liability Coverage, Property Coverage & Public Officials Liability Insurance policy is with Florida Municipal Insurance Trust. They specialize in providing insurance coverage to governmental agencies. The budgeted amount allows for a projected increase in the premium.

Printing and Binding

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in a newspaper of general circulation.

Miscellaneous Services

This includes Tech labor and other miscellaneous expenses that are not included in another budgeted line item.

Miscellaneous-Assessment Collection Costs

The District reimburses the Tax Collector for her or his necessary administrative costs. Per the Florida Statutes, administrative costs shall include, but not be limited to, those costs associated with personnel, forms, supplies, data processing, computer equipment, postage, and programming. The District also compensates the Tax Collector for the actual cost of collection or 2% on the amount of special assessments collected and remitted, whichever is greater. The budgeted amount for collection costs was based on a maximum of 2% of the anticipated assessment collections.

Miscellaneous-Taxes

This includes stormwater fees.

Miscellaneous-Web Hosting

This includes website maintenance.

Office Supplies

Supplies used in the preparation and binding of agenda packages, required mailings, and other special projects.

Annual District Filing Fee

The District is required to pay an annual fee of \$175 to the Department of Community Affairs.

Budget Narrative
Fiscal Year 2026**Field****Payroll-General Staff**

Payroll for employees utilized in the field for operations and maintenance of District assets.

FICA Taxes

Payroll taxes for employees.

Retirement Plan

Retirement Plan for Dan Nesselt.

Life and Health Insurance

Insurance for Dan Nesselt.

Workers' Compensation

Workers' compensation for employees.

Contracts-Janitorial Services

Expenses incurred for cleaning services for the District.

Contracts-Security Service

Expenses incurred for security services for the District.

Contracts-Landscape

The District currently has a contract with a landscape firm to provide landscaping services for the District

Contracts-Pools

The District will contract with a pool maintenance company to ensure the proper operations and maintenance of the swimming pools.

Contract-Ponds

This District will contract with a company for the repairs and maintenance of the ponds to ensure proper flow and function of the storm water system.

Contracts-Roving Patrol

Expenses incurred for roving patrols for the District

Travel

Reimbursement for mileage of field services personnel.

Budget Narrative
Fiscal Year 2026

EXPENDITURES - Field (continued)

- Telephone/Internet**
Telephone and internet charges incurred by the district.
- Electricity-General**
Electricity usage for District facilities and assets.
- Electricity-Streetlighting**
Streetlighting usage for District facilities and assets.
- Utility-Water**
Water irrigation usage for District facilities and assets.
- Utility-Gas**
Gas usage for District facilities and assets.
- Utility-Refuse Removal**
Refuse removal for District facilities.
- R&M-Air Conditioning**
The District periodically implements needed repairs to ensure maintenance of the air conditioning system.
- R&M-Buildings**
The District periodically implements needed repairs to ensure maintenance of the District buildings.
- R&M-Equipment**
The District periodically implements needed repairs to ensure maintenance of the District equipment.
- R&M-Other Landscape**
The District periodically adds items to enhance the landscape.
- R&M-Irrigation**
The District periodically implements needed repairs to ensure maintenance of the irrigation system.
- R&M-Pest Control**
This includes periodic application of pesticides to District facilities to ensure a pest free, safe and healthy environment.

Budget Narrative
Fiscal Year 2026

EXPENDITURES - Field (continued)

R&M-Wetland Monitoring

Expenses incurred for Wetland Monitoring and for needed maintenance.

R&M-Fitness Equipment

The District periodically implements needed repairs to ensure maintenance of the fitness equipment by Coastal Fitness

R&M-Pressure Washing

Expenses incurred for Pressure cleaning of the district.

Road / Sidewalk Maintenance

Includes all costs associated with maintenance of the roads and sidewalks within the District.

Miscellaneous Services

The District will utilize contingency funds as needed for unforeseen and/or emergency expenditures.

Miscellaneous Contingency

May include costs associated with special events and any other items not budgeted for within another line item.

Office Supplies

The District will provide necessary consumable supplies to operate District facilities.

Cleaning Supplies

The District will provide necessary consumable cleaning supplies to operate District facilities.

Operating Supplies-Uniforms

The District will provide uniforms for clubhouse staff.

Subscriptions and Memberships

Expenses include data plans, Window patches and antivirus software and Google for business email accounts.

Reserve

The District will set aside funds to ensure repair and/or replacement of items within the district

LAKE BERNADETTE

Community Development District

Exhibit "A" Allocation of Fund Balances

AVAILABLE FUNDS

	<u>Amount</u>
Anticipated Fund Balance-Fiscal Year 2026	\$ 1,817,880
Net Change in Fund Balance-Fiscal Year 2026	-
Reserves-Fiscal Year 2026 Additions	82,240
Total Funds Available (Estimated) - 09/30/2026	1,900,120

ALLOCATION OF AVAILABLE FUNDS

Nonspendable Fund Balance

Deposits		835
	Subtotal	835

Assigned Fund Balance

Operating Reserve - First Quarter Operating Capital		196,713 ⁽¹⁾
Reserves - (prior years)	107,559	
FY 2025 Expenses	-	
FY 2025 Budget	83,000	
FY 2026 Budget	82,240	272,799
Reserves - Clubhouse/Cabana (prior years)	35,576 ⁽²⁾	
FY 2026 Budget	-	35,576
Reserves - Court Amenities (prior years)	15,717 ⁽²⁾	
FY 2026 Budget	-	15,717
Reserves - Lake Embank/Drainage (prior years)	92,517 ⁽²⁾	
FY 2026 Budget	-	92,517

LAKE BERNADETTE

Community Development District

Reserves - Roadways (prior years)	44,693	(2)	
FY 2026 Budget	-		44,693
Reserves - Swimming Pools (prior years)	95,347	(2)	
FY 2026 Budget	-		95,347
Subtotal			753,362
Total Allocation of Available Funds			754,197
Total Unassigned (undesignated) Cash			\$ 1,145,923

Notes

- (1) Represents approximately 3 months of operating expenditures
(2) Approved per Board Motion which includes FY 2024 expenses.

LAKE BERNADETTE

Community Development District

Double Eagle Court Road Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU Jun-25	PROJECTED AUG- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	\$ 4,116	\$ 3,912	-	3,912	4,116
Special Assmnts- Discounts	(165)	(155)	-	(155)	(165)
TOTAL REVENUES	3,951	3,757	-	3,757	3,951
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	82	75	-	75	82
<i>Total Administrative</i>	82	75	-	75	82
TOTAL EXPENDITURES	82	75	-	75	82
Excess (deficiency) of revenues					
Over (under) expenditures	3,869	3,682	-	3,682	3,869
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	3,869	-	-	-	3,869
TOTAL OTHER SOURCES (USES)	3,869	-	-	-	3,869
Net change in fund balance	3,869	3,682	-	3,682	3,869
FUND BALANCE, BEGINNING	27,295	27,295	-	27,295	30,977
FUND BALANCE, ENDING	\$ 31,164	\$ 30,977	\$ -	\$ 30,977	\$ 34,846

LAKE BERNADETTE

Community Development District

Janine Drive Fund

Summary of Revenues, Expenditures and Changes in Fund Balances

Fiscal Year 2026 Adopted Budget

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ACTUAL THRU Jun-25	PROJECTED AUG- 9/30/2025	TOTAL PROJECTED FY 2025	ANNUAL BUDGET FY 2026
REVENUES					
Special Assmnts- Tax Collector	\$ 1,932	\$ 1,806	\$ 126	\$ 1,932	\$ 1,932
Special Assmnts- Discounts	(77)	(71)	-	(71)	(77)
TOTAL REVENUES	1,855	1,735	126	1,861	1,855
EXPENDITURES					
<i>Administrative</i>					
Misc-Assessmnt Collection Cost	39	35	3	38	39
Total Administrative	39	35	3	38	39
TOTAL EXPENDITURES	39	35	3	38	39
Excess (deficiency) of revenues					
Over (under) expenditures	1,816	1,700	123	1,823	1,816
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	1,816	-	-	-	1,816
TOTAL OTHER SOURCES (USES)	1,816	-	-	-	1,816
Net change in fund balance	1,816	1,700	123	1,823	1,816
FUND BALANCE, BEGINNING	13,672	11,837	-	11,837	13,660
FUND BALANCE, ENDING	\$ 15,488	\$ 13,537	\$ 123	\$ 13,660	\$ 15,477

LAKE BERNADETTE
Community Development District

Supporting Budget Schedules
Fiscal Year 2026

LAKE BERNADETTE

Community Development District

Comparison of Assessment Rates
Fiscal Year 2026 vs. Fiscal Year 2025

Product	General Fund 001 (O&M)			General Fund 002 (O&M)			General Fund 003 (O&M)			Total Assessments per Unit			Units
	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	FY 2026	FY 2025	Percent Change	
Double Eagle Court	\$876.05	\$876.05	0.0%	\$98.00	\$98.00	0%	\$0.00	\$0.00	n/a	\$974.05	\$974.05	0.0%	42
Janine Drive	\$876.05	\$876.05	0.0%	\$0.00	\$0.00	n/a	\$69.00	\$69.00	0%	\$945.05	\$945.05	0.0%	28
All Remaining Neighborhoods	\$876.05	\$876.05	0.0%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$876.05	\$876.05	0.0%	825
													895

7B.

Notice of Meeting Schedule
Lake Bernadette
Community Development District

The Board of Supervisors of the Lake Bernadette Community Development District will hold their meetings for Fiscal Year 2026 at 6:00 p.m. in the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida, on the fourth Tuesday unless otherwise indicated below:

October 28, 2025
December 2, 2025(First Tuesday)
January 27, 2026
February 24, 2026
March 24, 2026
April 28, 2026
May 26, 2026 (Budget Approval)
June 23, 2026
July 28, 2026
August 25, 2026 (Budget Adoption)
September 22, 2026

Meetings may be continued to a date, time and location to be specified on the record at the meetings without additional publication of notice. There may be occasions when one or more Supervisors will participate by telephone. Any interested person can attend the meeting at the above location and be fully informed of the discussions taking place. Any person requiring special accommodations at these meetings because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least two days prior to the date of the meetings.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 such appeal is to be based.

David Wenck
Manager

Eighth Order of Business

July 2025

Upcoming Events:

1. Blood drive 7/29 6PM 12:30-2:30
2. Cdd meeting 7/22 6pm
3. July BBQ 6th 12-2pm
4. Book Club 7/17 1pm
5. Bunko 7/11 1:30-3:30PM

Upcoming Projects:

1. Duke energy street light replacement late Nov/December
2. New Radar sign ordered 3-5 weeks for delivery
4. Solar radar sign display sent out 7/15 via FedEx for refurbishing . ETA 4 weeks
5. Miscellaneous tennis court maintenance completed by 7/30
7. New door strong arms are being installed on clubhouse emergency exit doors to keep from slamming .
8. No response from Electronic specialists on monthly maintenance cost for Brivo system
9. Pressure washing black algae spots on all courts, tennis/bb courts/pickleball
10. New snack vendor starting on 7/25 . New machine and better service

Completed projects/ tasks

1. Repaired cabana pool shower head after being broken off at the base
2. 13 new renters registered
3. 23access cards updated
4. access cards replaced
5. Repaired 2 holes in the main deck pvc decking
6. Patched and painted d 3 more holes at main pool
7. Installed strong arm closer at cabana pool

CDD Meeting Topics of Discussion

Lake Bernadette Community Center

July 2025

- 8. Replaced all ac filters in clubhouse**
- 9. Touched up wall with paint and texture behind old snack machines in gym**
- 10. Replaced cracked pool tile in gym vending machine area**
- 11. Added a new tennis court rules sign to tennis court gate**
- 12. Repaired 2 holes in men's bath and added bumpers to prevent future damage**

8A



PROPOSAL

Con Asset, LLC.

Construction Services

31439 Darby Road
Dade City, FL 33535
Phone 813 335 7688
CBC 1255903

DATE: 6/27/2025

To: Dan Nessel
Lake Bernadette Community Center
Golf Links Drive
Zephyrhills, FL

Re: Replacement of 3 doors at Community center

Dan

I am pleased to submit this proposal to remove and replace the west side entry door

Our bid is based on the following scope of work.

Scope of Work:

Disconnect security devices. Demo existing 3 side doors and mag locks. Repair/ rebuild existing mullions if and as required on south door. Provide and install 3 new doors, closers and maglocks, using existing disconnects and wiring as follows:

Coral AP white FL 200 storefront with 1/4" clear tempered glass. All doors to have butt hinges and exit devices

- A. 1-40"x 95 1/2" with 3/0 x 7/9 RH door
- B. 1-76"x 95 1/2" with 6/0 x 7/9 pair of doors
- C. 1- 81 1/4" x 95 1/2" with 3/0 x 7/9 LH door and side lite

Frames caulked inside and out

Repair, patch stucco

Repaint impacted area - paint provided by property

General clean up and disposal of materials described will be completed by Con Asset.
Flooring repairs, if required are included – matching floor tiles provided by property.
Permits and drawings not included

Lead Time: 8 to 10 weeks from approval of proposal.
50% deposit required for ordering material.

Please note our standard exclusions below:

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 ALWAYS included)

Our price to replace these 3 doors is Thirty Thousand, Eight Hundred Fifty and 00/100 dollars (\$30,850.00).

Thanks for this opportunity to provide a price for this job. If you have any questions, please call or email.

Fred LePiere,



Con Asset, LLC

CBC 1255903

(813) 335 7688

fredl@conasset.com

Thank you for this opportunity to provide pricing!

8B

FHP STATS FOR JUNE

June 12

Speed 3

Speed warn 1

No Registration 1

June 17

Speed warn 3

No thru trucks 2

June 30

Speed 3

Speed warn 2

Fail exhibit DL 1