

Lake Bernadette Community Development District

January 27, 2026

Agenda Package

TEAMS MEETING INFORMATION

Meeting ID: 260 681 079 795 0 **Passcode:** 2vF2SC9d

Call-in (audio only) +1 646-838-1601 **Phone Conference ID:** 958 178 336#

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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

Staff:

Alba Sanchez, District Manager
Andrew Cohen, Esquire, District Counsel
Tonja Stewart, District Engineer
Dan Nesselt, Operations Manager
Ruben Nesbitt, District Accountant
Howard Neal, Field Inspector Director
Kareen Baker, Administrative Assistant

REGULAR MEETING AGENDA

Tuesday, January 27, 2025 – 6:00 p.m.

TEAMs Meeting Information:

Meeting ID: 291 930 293 246 **14 Passcode:** YZ3B9uE7

Dial in by Phone: +1 646-838-1601 **Phone conference ID:** 143 268 269#

1. Call to Order and Roll Call

2. Motion to Approve the agenda

3. Audience Comments – Three- (3) Minute Time Limit

4. Staff Reports

A. Aquatics Report	Page 3
B. Attorney's Report	
i. Persson, Cohen, Mooney, Fernandez & Jackson, P.A., Engagement Proposal.....	Page 14
ii. Consideration of Resolution 2026-03; Change of Registered Agent	Page 25
C. Engineer's Report	
D. Clubhouse Manager's Report	Page 27
i. FHP Stats.....	Page 28
E. District Manager's Report	
i. Consideration of Resolution 2026-02; Redesignation of Officers	Page 29
ii. Consideration of Pool Resurfacing Proposals	Page 30
iii. Consideration of Basketball Court Resurfacing	Page 43
iv. Consideration of Landscape Service Proposals.....	Page 44
v. Review of Clubhouse Rental Form Draft.....	Page 48
F. District Accountant	

5. Business Administration

A. Consideration of Minutes for December 2, 2025, Regular Meeting	Page 49
B. Acceptance of the Financial Report as of November & December 2025	Page 52

6. Supervisor Requests

7. Adjournment

The next meeting is scheduled for Tuesday, February 24, 2026, at 6:00 p.m.

District Office:

Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

Meeting Room:

Lake Bernadette Clubhouse
5410 Golf Links Boulevard
Zephyrhills, FL 33541

<https://www.lakebernadette.org/>



Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2025-12-03

Prepared for:

District Manager
Inframark

Prepared by:

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

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Site: 13**Comments:**

Site looks good

A small amount of herbicide will get rid of any new invasive weed growth around the water flow structure.

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

November 2025

December 2025

Site: 16**Comments:**

Normal growth observed

The littoral shelf is full of beneficial plants with new growth of weeds along the perimeter. We will target these weeds with an herbicide application during our next visit. The beneficial plants

**Action Required:**

Routine maintenance next visit

Target:

Shoreline weeds

November 2025

December 2025

Site: 17**Comments:**

Normal growth observed

A small amount of algae still remains and will need an algacide application for best control.

**Action Required:**

Routine maintenance next visit

Target:

Sub-surface algae

November 2025

December 2025

Site: 18**Comments:**

Site looks good

Our previous algaecide application did a great job of helping to clear away the algae. We will do follow up applications to keep it looking its best.

Action Required:

Routine maintenance next visit



November 2025



December 2025

Target:

Species non-specific

Site: 20**Comments:**

No longer service pond 20

Action Required:**Target:****Site: 21****Comments:**

Site looks good

We will do an herbicide application to get rid of the new invasive weed growth.

Action Required:

Routine maintenance next visit



November 2025



December 2025

Target:

Shoreline weeds

Site: 22**Comments:**

Site looks good

We will continue clearing any new invasive weed growth from this area for water to easily flow to the outflow structure. An herbicide application was recently performed to push back the new

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November 2025



December 2025

Site: 30**Comments:**

Normal growth observed

New algae growth can be seen growing behind the beneficial plants. We will do a contact application to get rid of the algae and not harm the plants.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November 2025



December 2025

Site: 30A**Comments:**

Site looks good

Site is still going well with no issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November 2025



December 2025

Site: 32**Comments:**

Site looks good

The floating weeds are no longer an issues at this time but we will keep an eye on it in case it comes back.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November 2025



December 2025

Site: 33**Comments:**

Normal growth observed

Water levels have dropped even more and some algae build up will need an algicide application for best control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



November 2025



December 2025

Site: 34**Comments:**

Site looks good

Site is clear from planktonic algae. Invasive weeds have been growing in between the beneficial plants. An herbicide application will be needed to clear them

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



November 2025



December 2025

Site: 35**Comments:**

Site looks good

Site is looking great with no issues to note at this time.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

November 2025

December 2025

Site: 45A**Comments:**

Site looks good

Water levels are still low but the beneficial plants are looking great. No other issues to note at this time.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

November 2025

December 2025

Site: 45B**Comments:**

Site looks good

We will do an herbicide application during our next visit to prevent future weeds from growing on the bottom of the pond.

**Action Required:**

Routine maintenance next visit

Target:

Species non-specific

November 2025

December 2025

Site: 46A**Comments:**

Site looks good

Site is doing great with all invasive weeds cleared away from the water and the culvert.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November 2025



December 2025

Site: 46B**Comments:**

Site looks good

Site is doing much better from our previous applications. We will continue any follow up applications to keep the pond looking its best.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



November 2025



December 2025

Site: 47**Comments:**

Site looks good

Site is doing well it just has a lot of foliage in the water that fell from the trees.

Action Required:

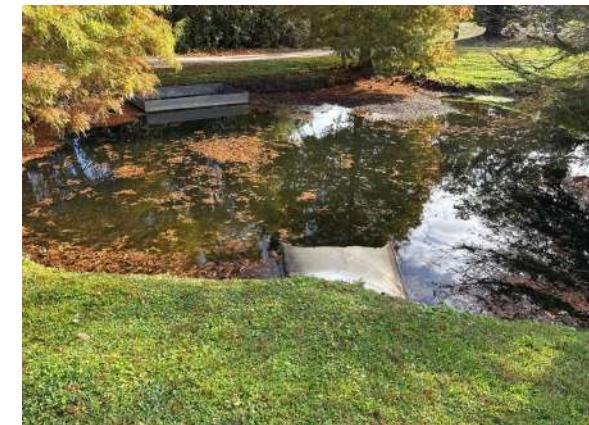
Routine maintenance next visit

Target:

Species non-specific



November 2025



December 2025

Site: WA-9**Comments:**

Normal growth observed

Site was recently treated for planktonic algae. It should start clearing up in the next couple of days.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



November 2025



December 2025

Management Summary

The pond water levels have dropped in all of the ponds. This exposes more surface area of the ponds which can cause more room for invasive weeds to grow. We will make it a priority to target these weeds to keep the waterways clear and for water to flow freely. Normal growth was seen in a few of the ponds such as 17, 30, 33, and WA-9. An algaecide application in these ponds should clear it up a few days following. We could definitely benefit from a rain storm to fill up the ponds.

Treatments have been working great, some of the trouble sites that 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!

Lake Bernadette CDD Waterway Inspection Report

2025-12-03

Site	Comments	Target	Action Required
13	Site looks good	Shoreline weeds	Routine maintenance next visit
16	Normal growth observed	Shoreline weeds	Routine maintenance next visit
17	Normal growth observed	Sub-surface algae	Routine maintenance next visit
18	Site looks good	Species non-specific	Routine maintenance next visit
20			
21	Site looks good	Shoreline weeds	Routine maintenance next visit
22	Site looks good	Species non-specific	Routine maintenance next visit
30	Normal growth observed	Surface algae	Routine maintenance next visit
30A	Site looks good	Species non-specific	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Site looks good	Shoreline weeds	Routine maintenance next visit
35	Site looks good	Species non-specific	Routine maintenance next visit
45A	Site looks good	Species non-specific	Routine maintenance next visit
45B	Site looks good	Species non-specific	Routine maintenance next visit
46A	Site looks good	Species non-specific	Routine maintenance next visit
46B	Site looks good	Species non-specific	Routine maintenance next visit
47	Site looks good	Species non-specific	Routine maintenance next visit
WA-9	Normal growth observed	Planktonic algae	Routine maintenance next visit



Archived: Thursday, January 8, 2026 4:56:27 PM

From: [Vega, Mark](#)

Sent: Tue, 16 Dec 2025 04:28:53 +0000Authentication

To: [Sanchez, Alba Martinez, Catalina](#)

Subject: Lake Bernadette CDD - January Agenda Item - District Counsel

Sensitivity: Normal

Attachments:

[12.12.2025 Lake Bernadette proposal package.pdf](#) 

Team,

January agenda item under District Counsel please insert the attached engagement letter and the email below.

Please also prepare a Resolution to Change Registered Agent.

Also please update the website.

Thanks, Mark

From: Steady, Scott <sssteady@burr.com>

Sent: Monday, December 15, 2025 8:20 AM

To: seat1@lakebernadette.org; seat2@lakebernadette.org; seat3@lakebernadette.org; seat4@lakebernadette.org; seat5@lakebernadette.org

Cc: Vega, Mark <mark.vega@inframark.com>; Andrew Cohen <acohen@flgovlaw.com>

Subject: Lake Bernadette

Chairman and members of the Board. Please do not reply to all. The current Tampa City Attorney has announced her retirement and I have been asked to be appointed to the position. The process has happened quickly. The Tampa City Council will be considering my appointment this Thursday with a start date of January 5th. I expect to be appointed and I will need to resign my position as District Counsel effective at the end of this year. I have spoken to Mark Vega concerning my replacement. As you all know- the District has not required a significant amount of legal services that last few years. However, given the ongoing issues with the community's drainage system- I recommend you hire a CDD firm with some significant experience. Attached is a proposal from Andrew Cohen's firm. I have worked with Andy for years and recommend his firm. Although you certainly can go out for proposals for legal services- you are not required to do so. You will note that Andy is proposing a rate of \$350.00 per hour. I am charging \$325.00 per hour and have not raised my rate in years. Andy's firm's rate is reasonable and competitive. I am glad the community in general is doing well and enjoyed working for the District. I will be coordinating with the Chair and Mark on the transition. Thanks Scott

Scott I. Steady

Partner

sssteady@burr.com

[813-367-5719 \(direct\)](tel:813-367-5719)



201 North Franklin Street, Suite 3200
Tampa, Florida 33602

[Blog: Environmental Law Matters](#)



PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
ATTORNEYS AND COUNSELORS AT LAW

David P. Persson**

Andrew H. Cohen

Kelly M. Fernandez*

Maggie D. Mooney*

R. David Jackson*

Daniel P. Lewis

Amy T. Farrington

Karla M. Armstrong

* Board Certified City, County and Local Government Law

** Retired

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

December 12, 2025

Scott I. Steady, Esq.

Burr & Forman

201 North Franklin Street, Suite 3200

Tampa, Florida 33602

ssteady@burr.com

RE: Lake Bernadette Community Development District

Dear Scott,

On behalf of the law firm of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., please allow this correspondence to serve as our proposal to provide District Counsel services for the Lake Bernadette Community Development District. Our firm and I greatly appreciate the opportunity of being considered for this position.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A. was established in 2002 under the name of Persson & Cohen, P.A., and most recently changed its name to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., in January 2022. I have been practicing law for over twenty-nine (29) years and have been an attorney with the firm since its inception. During that time, I, and other members of the firm, have represented numerous local government clients. In fact, most of our firm's

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

attorneys have been practicing local government law for well over ten (10) years. We currently have seven (7) attorneys working for our firm while Mr. Persson is retired.

Our firm currently represents multiple special districts across Florida, with our primary focus on resident-controlled districts. I serve as primary counsel to over twenty (20) community development districts and approximately ninety percent (90%) of my personal practice is dedicated to local government work for the firm's special district clients. Further, Daniel Lewis has been practicing for fourteen (14) years, serves as primary counsel for three (3) community development districts, and is Town Attorney for Indian Shores and Belleair Shore.

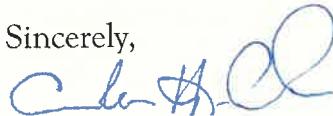
If provided the opportunity to represent the District, Mr. Lewis and I would serve as District Counsel. I would respectfully submit that our firm's background in representing special districts and other local government entities would be an asset and benefit to our representation of Lake Bernadette Community Development District.

Our firm would propose services to the District on an hourly basis. The rate of compensation for most work that we would perform including, but not limited to, contract review, research, and consulting, would be \$350.00 per hour for attorney time (applicable to all attorneys in our firm). We do bill the District for travel time, but we do not bill clients for incidental costs. Bond-related transactions would typically be billed on a flat rate.

Enclosed with this letter are resumes for myself and Daniel Lewis. In addition, a list of the firm's special district clients is also enclosed, along with other local governments our firm currently represents. A list of references with contact information is also enclosed.

Persson, Cohen, Mooney, Fernandez & Jackson, P.A., would like to thank you and the Board of Supervisors for your consideration of our firm's proposal. We hope to have the opportunity to discuss our potential representation of the Lake Bernadette Community Development District further and to answer any additional questions you or the Board of Supervisors may have.

Sincerely,



Andrew H. Cohen

AHC:fmw
Encls.

CLIENT LIST

Municipalities

- City of Venice
Sarasota County, Florida
- Town of Longboat Key
Sarasota County, Florida
- Town of Indian Shores
Pinellas County, Florida
- Town of Belleair Shore
Pinellas County, Florida

Fire Districts

- Cedar Hammock Fire Control District
Manatee County, Florida
- Duette Fire & Rescue District
Manatee County, Florida
- East Manatee Fire Rescue District
Manatee County, Florida
- North River Fire District
Manatee County, Florida
- Southern Manatee Fire & Rescue District
Manatee County, Florida
- West Manatee Fire Rescue District
Manatee County, Florida
- Upper Captiva Fire Protection and Rescue Service District
Lee County, Florida

Other Special Districts

- Holiday Park - Park and Recreation District
Sarasota County, Florida
- Tri-Par Estates Park & Recreation District
Sarasota County, Florida
- West Coast Inland Navigation District
Sarasota County, Florida
- Port Malabar Holiday Park Mobile Home Park
Brevard County, Florida
- Fort Myers Beach Public Library District
Lee County, Florida
- Trailer Estates Park & Recreation District
Manatee County, Florida
- Captiva Erosion Prevention District
Lee County, Florida
- Tampa Bay Water
Pinellas County, Florida

Other Local Government Clients

- City of Bradenton
Manatee County, Florida
Special Magistrate Service
- City of North Port
Sarasota County, Florida
Board
Special Counsel/Conflict Counsel
- City of Palmetto
Manatee County, Florida
Special Magistrate Service
- City of Punta Gorda
Charlotte County, Florida
Attorney for Building Bd. & Code Enforcement Bd.
- City of Sarasota
Sarasota County, Florida
Attorney for Nuisance Abatement
- Manatee County
Hearing Officer - Land Use Matters

Community Development Districts

- Aqua One Community Development District
Bradenton, Florida
- Aqua By the Bay Community Development District
Bradenton, Florida
- Blackburn Creek Community Development District
Sarasota, Florida
- Bobcat Trail Community Development District
North Port, Florida
- Chapel Crossings Community Development District
Wesley Chapel, Florida
- Cheval West Community Development District
Lutz, Florida
- Covington Park Community Development District
Apollo Beach, Florida
- Cross Creek Community Development District
Bradenton, Florida

- Cypress Creek of Hillsborough County Community Development District
Wimauma, Florida
- Eastlake Oaks Community Development District
Oldsmar, Florida
- Easton Park Community Development District
Tampa, Florida
- Greyhawk Landing Community Development District
Bradenton, Florida
- Harbor Bay Community Development District
Apollo Beach, Florida
- Heritage Harbour South Community Development District
Bradenton, Florida
- Heritage Isles Community Development District
Tampa, Florida
- Heritage Lake Park Community Development District
Punta Gorda, Florida
- Heritage Oak Park Community Development District
Port Charlotte, Florida
- Highlands Community Development District
Wimauma, Florida
- Laguna Lakes Community Development District
Ft. Myers, Florida
- Lakewood Ranch Community Development District 2
Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 4
Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 5
Lakewood Ranch, Florida
- Lakewood Ranch Community Development District 6
Lakewood Ranch, Florida
- Legends Bay Community Development District
Manatee County, Florida
- Lexington Community Development District
Parrish, Florida
- Paseo Community Development District
Ft. Myers, Florida
- Silverleaf Community Development District
Parrish, Florida

- Stoneybrook at Venice Community Development District
Venice, Florida
- Tara Community Development District 1
Bradenton, Florida
- University Place Community Development District
Bradenton, Florida
- Venetian Community Development District
Venice, Florida
- Waterlefe Community Development District
Bradenton, Florida

ANDREW H. COHEN REFERENCES

Philip Frankel, Chairman
Heritage Harbour South Community Development District
Bradenton, Florida 34202
Seat2@HeritageHarbourSouthCDD.org

Kenneth Bumgarner
Waterlefe Community Development District
Bradenton, Florida 34212
ken@waterlefecdd.com

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development Districts
Lakewood Ranch, Florida 34202
Steve.zielinski@lwrtownhall.com

DANIEL P. LEWIS REFERENCES

Steven H. Zielinski, Executive Director
Lakewood Ranch Community Development Districts
Lakewood Ranch, Florida
Phone - 941-907-0202
Steve.zielinski@lwrtownhall.com

Daniel J. Storie
Deputy-Mayor of the Town of Belleair Shore
Belleair Shore, Florida
Phone - 704-609-8156
Dstorie@belleairshore.com

Christina Porter
Town Administrator for the Town of Indian Shores
Indian Shores, Florida
Phone - 727-474-7777
Cporter@myindianshores.com



David P. Persson**

Andrew H. Cohen

Kelly M. Fernandez*

Maggie D. Mooney*

R. David Jackson*

Daniel P. Lewis

Amy T. Farrington

Karla M. Armstrong

* Board Certified City, County and Local Government Law

** Retired

Telephone (941) 306-4730

Fax (941) 306-4832

Email: acohen@flgovlaw.com

Reply to: Lakewood Ranch

December 12, 2025

Alba Sanchez, District Manager

Inframark

205 Pan Am Circle, Suite 300

Tampa, FL 33607

RE: Lake Bernadette Community Development District
Engagement Letter

Dear Alba,

This letter is to memorialize Persson, Cohen, Mooney, Fernandez & Jackson, P.A.'s representation as District Counsel. We will undertake representation of Lake Bernadette Community Development District (the "District") at the rate of \$350.00 per hour for my time or the services of any other attorney in this firm. We bill our regular hourly rate for travel time as well, however, our policy is not to charge for incidental office costs such as copies, faxes, and regular postage.

In order to avoid the necessity of raising future rates and in order to provide the District with sufficient notice for budgeting purposes, we will adjust the current hourly rate (excluding any flat rate which will remain constant unless a change is mutually agreed upon) for each fiscal year (beginning October 1, 2026) by the change in the Consumer Price Index ("CPI") for the preceding year. The CPI will be established in February so the District will have ample time to consider what, if any, effect

Lakewood Ranch
6853 Energy Court
Lakewood Ranch, Florida 34240

Venice
236 Pedro Street
Venice, Florida 34285

the CPI increase would have upon its next year's budget. We will use the CPI established by the Bureau of Labor Statistics Southeastern Regional Office. The rate, including CPI, would be rounded to the nearest dollar. In this fashion, we strive to maintain a constant dollar value for the District without being compelled to significantly raise rates every few years.

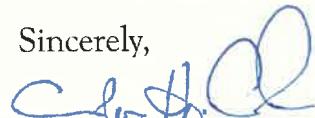
Detailed billings are provided on a thirty-day basis. Currently, we bill the majority of our community development district clients near the first of the month but would certainly be flexible if another date is more convenient for the District.

For preparation of all necessary documents and opinions as District Counsel required for a bond closing, we would propose a flat fee to be mutually agreed upon. Payment would be made from the bond proceeds at the time of the bond closing.

If this arrangement meets with the District's approval, I ask that you please coordinate execution of this letter where indicated below. Please keep the original of this letter and return a copy to me.

We look forward to the opportunity to represent Lake Bernadette Community Development District.

Sincerely,



Andrew H. Cohen

AHC:fmw

Agreed and accepted:

Lake Bernadette Community Development District

By: _____

Date: _____

RESOLUTION 2026-02

A RESOLUTION OF THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT DESIGNATING ANDREW H. COHEN AS THE DISTRICT'S REGISTERED AGENT AND DESIGNATING THE OFFICE OF BILLING, PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A. AS THE REGISTERED OFFICE

WHEREAS, Section 189.014, Florida Statutes requires that the Lake Bernadette Community Development District (the "District") designate a registered office and a registered agent, and further authorizes the District to change its registered office and registered agent, at the discretion of the District Board of Supervisors (the "Board"); and

WHEREAS, the designation of both a registered office and a registered agent is for the purpose of accepting service of process, notice, or demand that is required or permitted by law to be served upon the District; and

WHEREAS, the Board has been informed by the office of District Counsel that there is a need to designate a new registered agent for the District; and

WHEREAS, the Board seeks designate Andrew H. Cohen as the registered agent for the District, and update the business address of the registered office of the District, as necessary.

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

Section 1. The foregoing recitals are hereby incorporated as findings of fact of the Board.

Section 2. Andrew H. Cohen is hereby designated as the registered agent for the District, thereby replacing any previously designated registered agent.

Section 3. The registered office of the District is hereby designated as the office at Billing, PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A., 6853 Energy Court, Lakewood Ranch, Florida, 34540. The registered office is identical to the business address of the registered agent designated in Section 2 of this Resolution.

Section 4. Pursuant to the requirements of Section 189.014(2), Florida Statutes, the District's Secretary shall transmit copies of this Resolution to the local governing authority or authorities and to the Florida Department of Economic Opportunity.

Section 5. All resolutions or parts of resolutions in conflict herewith are repealed to the extent of such conflict.

Section 6. If any clause, section or other part or application of this Resolution is held by a court of competent jurisdiction to be unconstitutional, illegal or invalid, in part or as applied, it shall not affect the validity of the remaining portions or applications of this Resolution.

Section 7. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED THIS 27th DAY OF JANUARY 2026.

**LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT**

ATTEST:

Print name: _____
Secretary/Assistant Secretary

Print name: _____
Chair/Vice-Chair, Board of Supervisors

CDD Meeting Topics of Discussion

Lake Bernadette Community Center

January 27 2026

Upcoming Events:

1. Cdd meeting 1/27 6:00pm
2. Egg Rolls 2/3 5-8PM
3. Bingo Thurs 6:30-8:30pm
4. Bunko 9th 1-3pm

Upcoming Projects:

1. Basketball court resurfacing (February) estimate provided Ace courts
2. Pool deck proposals provided . 3 vendors
3. Pressure wash playground (feb)
4. Pressure wash Golf Links Blvd. sidewalks proposals (Feb)
5. Pressure wash cabana deck (feb) in house

Completed projects/ tasks

1. Repaired broken playground bell (in house)
2. 5 new renters
3. 11 access cards updated
4. 23 access cards replaced
5. Replaced main pool gas heater (Bahrs)
6. Repaired broken men's bath drain cover (in house)
7. Trimmed back all Crape Myrtles on Golf Links
8. Replaced ac filters in clubhouse
9. Repaired damaged wall in free weight are of gym
10. Cleaned parking lot bumpers /clubhouse parking lot
11. Replaced net hook on Pickleball court
12. Repaired towel dispenser in men's locker room
13. Replaced broken stove glass in clubhouse kitchen
14. Replaced 2 lights in gym

FHP Stats :

Dec 18th no act , verbal speed

Dec 26th Speed 2
Exhibit DL 1
Suspended DL 1

Dec 30th Speed 1
Stop sign 1
Speed warn 1

RESOLUTION 2026-02

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 January 27, 2026, 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>Robert Van Liew</u>	Vice Chairman
<u>Jennifer Goldyn</u>	Secretary
<u>Stephen Bloom</u>	Treasurer
<u>Angel Montagna</u>	Assistant Treasurer
<u>Bonnie Hazelett</u>	Assistant Secretary
<u>James Callaghan</u>	Assistant Secretary
<u>Sharon Callie</u>	Assistant Secretary
<u>Alba Sanchez</u>	Assistant Secretary

PASSED AND ADOPTED THIS, 27th DAY OF JANUARY 2026

Chairman

Secretary

ESTIMATE



Extreme Concrete Makeover

4522 West Village Drive Unit 1169
 Tampa, FL 33624
 support@extremeconcretemakeover.com
 (727) 732-4686

For: Lake Bernadette Community Center

Job Address: 5410 Golf Links Boulevard
 Zephyrhills, FL 33541
 (813) 788-7690 EXT - null

Job Id 2511-7836004-01

Estimate # 0816

Estimate Date 11/03/2025

Estimate Amount

\$14,150.00

#	Type	Name	(Price / Unit) x Qty	Line Total
1	LABOR	Pool Deck Resurfacing - Cool Deck	(\$14,150.00 / Materials & Labor) x 1.00	\$14,150.00
		Trade Type: PATIO & POOL		
		Description: Extreme Concrete Makeover Cool Deck Overlay Process		
2	LABOR	Hand Grind	(\$0.00 / Labor) x 1.00	\$0.00
		Trade Type: PATIO & POOL		
		Description: Hand grind all troubled areas		
3	LABOR	Power Wash	(\$0.00 / Labor) x 1.00	\$0.00
		Trade Type: PATIO & POOL		
4	LABOR	Acid Etch Prep	(\$0.00 / Materials & Labor) x 1.00	\$0.00
		Trade Type: PATIO & POOL		
		Description: 50/50 Water & Muriatic Acid for concrete pore exposure		
5	LABOR	Crack Repair	(\$0.00 / Materials & labor) x 1.00	\$0.00
		Trade Type: PATIO & POOL		
		Description: Quikrete Self-Leveling Concrete Crack Seal or comparable product		
6	LABOR	Tape	(\$0.00 / Materials & Labor) x 1.00	\$0.00
		Trade Type: PATIO & POOL		
		Description: Tape off areas for protection which may include, walls, cages, tile, drains, or any exposed areas that will not get textured or sealed.		
7	LABOR	Skim Coat	(\$0.00 / Materials & Labor) x 1.00	\$0.00
		Trade Type: PATIO & POOL		
		Description: H&C DURA-TOP Single Component Concrete Resurfacer		
8	LABOR	Pattern Taping	(\$0.00 / Materials & Labor) x 0.00	\$0.00
		Trade Type: PATIO & POOL		
		Description: Fiber tape to create grout line pattern.		

9	LABOR	Base Texture	(\$0.00 / Materials & Labor) x 1.00	\$0.00
Trade Type: PATIO & POOL				
Description: H&C DURA-TOP Single Component Concrete Resurfacer				
10	LABOR	Knock Down Texture	(\$0.00 / Materials & labor) x 1.00	\$0.00
Trade Type: PATIO & POOL				
Description: H&C DURA-TOP Single Component Concrete Resurfacer				
11	LABOR	Two Coat Color Seal	(\$0.00 / Materials & Labor) x 1.00	\$0.00
Trade Type: PATIO & POOL				
Description: H&C HEAVY SHIELD Water-Based Solid Color Concrete & Driveway Enamel/Stain				
Price includes ONE color				

Total **\$14,150.00**

Note:

Payment Terms: To be added to our production schedule a 25% deposit is required.

On start date a 2nd payment of 25% is due.

Upon project completion, the remaining 50% is due.

Estimate is good for 60 days.

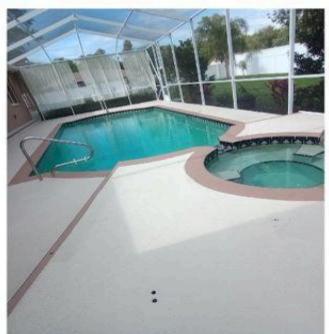
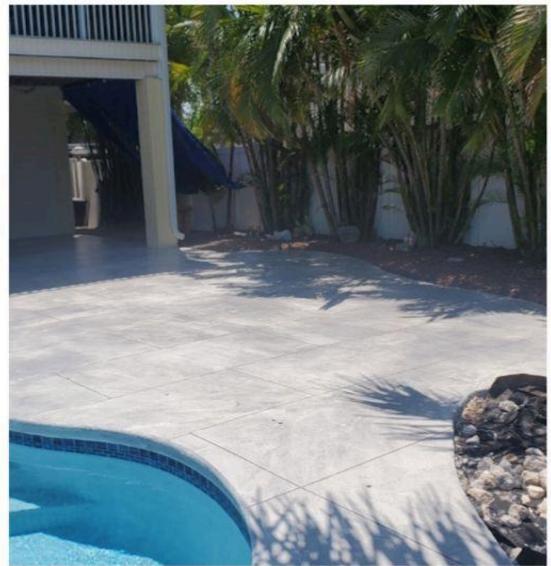
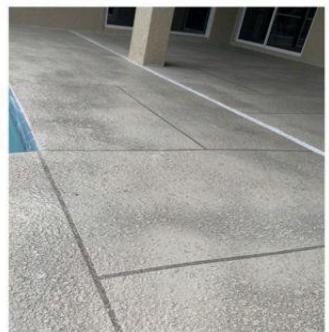
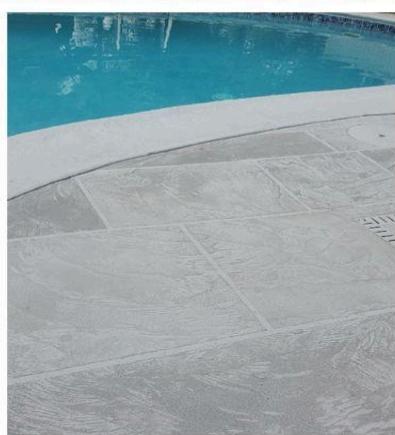
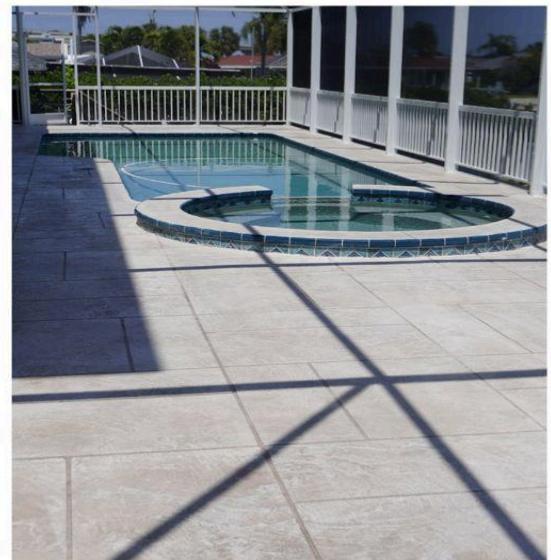
Deposit & remaining payments can be paid by cash, check, venmo, credit/debit card, apple pay, or bank ACH.

Please note that our quoted work does not include things like moving personal items, pulling weeds, doing landscaping, or removing things like door sweeps or downspouts. If these tasks or other tasks outside of our scope of work included in this contract need to be done for us to complete the project, or if you'd like us to handle them, they may come with an extra charge. Also, putting any of these items back in place after the job is done isn't included unless we've agreed to it ahead of time. We're happy to help with these things when needed, but just want to be upfront that they're not part of the standard scope of work.

EXTREME CONCRETE

MAKEOVER

Ugly Concrete Is Our Canvas



Warranty Disclaimer

Warranty

Thank you for your interest in the services of **Extreme Concrete Makeover LLC**.

This Limited Warranty applies to the services rendered under a signed proposal from Extreme Concrete Makeover LLC.

What does this limited warranty cover?

This Limited Warranty covers any defects in material or workmanship under normal use during the Warranty Period. During the Warranty Period, (**Extreme Concrete Makeover LLC**) will repair, at no charge, that proves defective because of improper material or workmanship, under normal use and maintenance. This includes paint cracking, concrete cracking (new ONLY) fading, concrete delamination, and chipping.

What does this limited warranty NOT cover?

We **DO NOT** warranty repaired cracks as they are caused by environmental conditions. We **DO NOT** warranty scrapes, scratches, discoloration caused by chemicals, rust stains caused by cages/gutters or any damage caused by impact, heavy objects, improper use, or natural wear and tear.

What will we do to correct problems?

Extreme Concrete Makeover LLC will repair areas where any defective product we used in our restoration or resurfacing procedures were used at no charge.

How long does the coverage last?

The Warranty Period for services rendered from **Extreme Concrete Makeover LLC** is 5 years to the original owner from the date of completion.

To obtain warranty service, you must first contact us to determine the problem and the most appropriate solution for you

EXTREME CONCRETE MAKEOVER LLC

(727) 732 - 4686

SUPPORT@EXTREMECONCRETEMAKEOVER.COM

Maynard's Pool Renovations Of Florida LLC

352-942-0282

13115 Citrus Way Brooksville, FL 34601

Customer		Pool Specifications / Deck Specifications	
Name (Buyer)	Lake Bernadette Community Center	Width:	
Mail Address:	5410 Golf Links Blvd	Length:	
Job Address:		Depth:	
Phone:		Decking / Material:	Sq Ft: _____ Finish
Alt. Phone:	813-708-7690	Coping:	
E-mail:	info@LakeBernadette.org	Footings:	

Additional Specifications

Resurface outside pool area and walkway
and upper deck area

\$23,535

Replace all pool deck-o-drains
2in drains

\$12,150

(will discuss
color when prepp
work begins)

total

\$35,685

Ground Water and Soil Condition

If ground water is encountered, an additional fee of _____ will be paid to Maynard's Pool Renovations. This amount includes the machine time, and one load of stone. If additional stone is required, a fee of _____ will be paid for each additional load.

No Verbal Agreement Accepted

You may cancel this agreement if it has been consummated by a party thereto at a place, other than an address of the seller which may be his main office or branch thereof, provided you notify the seller in writing at his main office or branch by ordinary mail posted, by telegram sent or by delivery, not later than midnight of the third business day following the signing of this agreement.

Contract Agreed to by Contractor and Buyer	Payment Schedule
Buyer Owner	Owner Agrees to pay the contractor the amount of \$ 35,685
Buyer Joint Owner	Down Payment \$10,000
Contractor Representative	Balance \$25,685
Any amounts indicated on other contracts with this company are in addition to this contract amount.	Pool Shell \$
Accepted This _____ Day of _____	Deck Framed and Plumbing \$
	Deck Pour \$
	Final \$ 25,685



State of Florida Pool Contractor, License # CPC1457968

Custom Proposal Prepared For

Lake Bernadette

By

The Pool Works of Florida
September 29, 2025



Commercial Pool Construction, Renovation & Innovation

The Pool Works of Florida, Inc.
9191 130th Avenue North | Largo, FL 33773
Phone 727.938.8389 | Fax 727.938.5594 | www.thepoolworks.com



Company Profile

The Pool Works is a fully licensed and insured specializing in commercial pool construction, renovation and innovation. We've been in business since 1996. Donald Ball Sr., President & CEO is the State of Florida License holder for the company and has been in the industry since 1986. Our Company has a commitment to quality with every project and we are extremely proud of our reputation. A list of completed projects has been included with your proposal for your review. There are a number of quality companies in our area that we enjoy competing with every day. Unfortunately, there are an equal number of undesirable companies as well.

The Pool Works is one of the industry's finest pool renovation specialists. We continue to be recognized for our quality craftsmanship and design specialties. Customers choose us when they want a partner that offers excellence in quality workmanship, utilizing the best materials available. Our team is staffed with the top consultative experts, tradesmen and support staff, ensuring that your project is safe and professional from start to finish.



Construction | Renovation | Repairs & Service | Pool Furniture

The following resources are available to verify licensing and business practices.

Better Business Bureau



www.bbbwestflorida.org
727-535-5522

Pinellas County Construction Licensing Board



www.pcclb.com
727-536-4720

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State of Florida Pool Contractor, License # CPC1457968

Deck Clean, Patch & Stain/Seal Proposal

Submitted To: Lake Bernadette

Date: September 29, 2025

Work to be performed at: 5410 Golf Links Blvd. | Zephyrhills, FL 33541

Contact: Dan Nesselt | info@lakebernadette.org | 813.788.7690

We hereby submit specifications and estimates for repair. We agree to furnish materials and labor to complete renovation. All work to be completed in compliance with attached specifications.

Deck Size: **3,994 Sq Ft**, which includes steps to main back double doors and off to deck, ramp to right breezeway, elevated covered lanai, breezeway in front of left gate, ramp to right breezeway, right breezeway, left breezeway.

- Pressure wash deck at 3500 psi.
- Acid etch surface to clean.
- Bleach deck as needed to kill mildew.
- Seal all cracks on deck with polyurethane crack sealer.
- Patch deck as needed with modified cement patch.
- Apply "DYCO TUFF DECK" deck sealer to entire deck area.
- This stain/sealer is designed specifically for pool decks.
- Non-skid additive in sealer for slip-resistant finish.

The existing cracks will over time reappear, as there is no permanent repair.



Standard Colors (It's best to make your choice with an onsite visit)



Colors may vary due to lighting, substrate and product used.

JOB TOTAL **\$19,970.00**

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Services

Deco Drain Installation

Total \$9,960.00

- Remove existing 123 linear ft of 2" deco drain that runs along the retaining wall
- 246 linear ft of bubbling, flaking substrate scattered along the drain ranging from 2" to 3" in width. Grind down and patch area.
- Install new 3" deco drain

Notes:

- Deck & Drain now sit lower than retaining wall that runs along the drain and will not be level with the wall.
- Area beneath the existing drain is separating between the retaining wall and deck, and the drain has been installed over the expansion joint. We were able to drop a tape measure down and measure voids 12" to 16" deep. There are potential large(r) voids that we cannot account for how deep they go or the overall size until the drain is removed.
- We have notified Lake Bernadette of the retaining wall and pool deck no longer being in alignment.
- This proposal does not include or account for any voids or work that needs to be done to fix them.

Patch & Repair Deck Cracks

Concrete stained pool deck substrate patch and repair

1. 7 linear ft of bubbling substrate in front of double doors. Majority of area is approximately 4" wide, but gets up to 7" wide in some areas.
2. 5 linear ft of bubbling substrate left of the pool between 3ft depth marker tile and ramp. Ranges from 2" to 7" wide.
3. 6 linear ft of bubbling substrate left of handicap lift and 3 ½ ft tile. Ranging 2" to 5" wide.
4. 13 linear ft of bubbling substrate left of handicap lift. Ranging 4" to 8" wide.
5. 5 linear ft of bubbling substrate left of handicap lift and 4ft tile. Ranging 3" to 4" wide.
6. 7 linear ft of bubbling substrate under pool rail left of pool deck. Ranging 2" to 10" wide with a 17" diameter circle.
7. 7 linear ft of bubbling substrate along expansion joint right of pool rail ladder. From pool to drain.
8. 7 linear ft of bubbling substrate right of no diving tile. Zig-zagging and branching out from pool drain.
9. 6 linear ft bubbling substrate from pool to drain right of area #8.
10. 7 linear ft of bubbling substrate from pool to drain. Right of area #9 near 5ft tile.
11. 7 linear ft of bubbling substrate from pool to tile right of area number 10.
12. 5 linear ft of bubbling substrate from pool to expansion joint making a curve between no dive tile and 5ft tile right of area #7.
13. 9 linear ft of bubbling substrate from pool to drain right of no dive tile and right of area #12.
14. 7 linear ft of bubbling substrate from drain to expansion joint. 7ft away from far right corner of pool deck where deco drains makes an angle. Right of #13.



State of Florida Pool Contractor, License # CPC1457968

15. (2) 2' areas of bubbling substrate between vinyl deck and drain on far right side.
16. 6 linear ft of bubbling substrate, right of pool. From pool to drain.
17. (1) 16" diameter and (1) 10" diameter areas of bubbling substrate under ladder rails right if pool.
18. 3 linear ft of bubbling substrate from ladder rail to drain right of pool.
19. 6 linear ft of bubbling substrate from pool to drain. Right of pool. In front of ladder.
20. 29 linear ft of bubbling substrate branching in different direction at 5ft tile branching towards utilities.
21. 6 linear ft of bubbling substrate in front of gate to utilities.
22. 47 linear ft of bubbling substrate in front of pool branching out in multiple directions from 3ft tile, past 2nd No Dive tile to the right.
23. 18" x 13" area of bubbling substrate between the covered lanai and deco drain.
24. 13 linear ft of cracked concrete to patch under the second table of covered lanai.
25. 5 linear ft of bubbling substrate right of steps to double doors.
26. 9 linear ft of bubbling substrate and flaking substrate top of ramp.
27. 10 linear ft of bubbling substrate on patched area behind left gate.
28. 6 rail posts with bubbling substrate, 8" around each of 6 posts outside left gate.
29. 5 rail posts with bubbling substrate inside gate. Each 8" round.
30. 6 linear ft of bubbling, flaking substrate where left front concrete walkway meets front breezeway.

Notes:

- Re-texture is included in areas 1-30, as stated above.
- The deck has been previously patched in cracking areas. Many of the areas of bubbling substrate are located on the old patched areas. The above areas will be ground down due to bubbling.

Total \$2,135.00

Project Total \$ 32,065.00

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State of Florida Pool Contractor, License # CPC1457968

ACCEPTANCE OF CONTRACT TERMS AND CONDITIONS

Submitted To: Lake Bernadette
Deck Clean, Patch & Stain/Seal

Date: September 29, 2025

1. Payment schedule as follows:

50% due at contract signing.	\$ 16,032.50
50% due within 7 days of completion.	\$ 16,032.50
2. Balance to be paid in full upon satisfactory completion of work.
3. Unpaid balance will incur service charges to the maximum extent allowable by law, as well as, any cost (s) of collections and attorney fees. Any and all disputes that arise during or after execution of this contract will be settled solely by the FSPA binding arbitration process. Failure to make timely progress payments could result in delays of the project.
4. Any alterations or deviation from the enclosed specifications involving extra costs will only be executed upon written order, and will become an extra charge over and above this contract.
- 5. PRICING GOOD FOR 30 DAYS UNLESS SIGNED AND ACCEPTED.**
6. All work to be in compliance with the Florida Building Code and the County Health Department.
7. Projects won't begin without a deposit received 60 days prior to the start date.

ACCEPTANCE

The prices, specification, terms and conditions contained in this bid package are hereby accepted. We authorize the renovation project to be done.

Signature _____ Date _____

Signature _____ Date _____

NOTE: The pricing for this proposal may increase due to the ongoing cost increases for materials.

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State of Florida Pool Contractor, License # CPC1457968



commercial construction

For nearly two decades we have developed a commercial portfolio with a wide range of solutions for new construction projects. We partner with manufacturers that share the same philosophy of supplying the best product and standing behind it.

Pools, Spas, Decks, Filtration Systems, Heating Solutions, Pavers, Splash Pads, Water Features, Custom-Cast Coping, Equipment Paks

renovation

With a full line of renovation services, we'll review the status of your commercial environment and explore the options. Whether a simple renovation or scalable upgrades, we'll discuss changes to ensure compliance according to the Florida Administrative Codes.

- Pool & Spa Resurfacing, Equipment Upgrades, Tile Replacement
- Ladders, Handrails, Main Drain Grates Pavers, Equipment Paks
- Deck Resurfacing, Paver Installations
- Custom-Cast Coping, Water Features, Splash Pads
- Heating Solutions, Salt Chlorination Systems
- LED Lighting Solutions, Health Department Code Upgrades

pool & spa finishes

With nearly twenty years of hands on industry experience, we can say that we work with the best manufacturer of commercial pool and spa finishes. We have been a partner with CL Industries for nearly 17 years. Their finishes come with a 10 year warranty, however due to our expertise they allow us to offer an exclusive Extended 10 Year Warranty.

Hydrazzo Pool & Spa Finishes

A silky smooth texture, combined with the proven durability of exposed aggregates.



repairs

The Pool Works has experienced teams prepared to address a wide range of challenges that may occur throughout the life of your commercial environment.

- Pool & Spa Pumps, Equipment Paks
- Heaters (Electric, Natural Gas, Propane, Solar)
- Filtration Systems, Salt Systems, Chlorinators, Plumbing, Leak Detection & Repair, Stain Removal, Pool & Spa Lighting, Pressure Testing inspections, Tile, Coping, Pavers, Deck Surfaces
- Repairs as a result of a Health Department Inspection

service

Pools and Spas are complex and technical structures. If you add in the moving water, chemicals and swimmers using the facilities it takes its toll. A well planned maintenance program and procedures will extend the life of your pool, spa and deck.

- Pool, Spa, Equipment, Deck Evaluations, Equipment Maintenance
- Restoring Proper Paver Elevations, Deck Repair and Sealing, Coping and Tile Repair
- Paver Cleaning and Sealing, Health Department Inspection Report Review, Consultation Services

energy efficient solutions

We offer award winning products by industry innovators and leaders that are energy efficient, eco-friendly – saving you a lot of money.

- **Variable Speed Pumps** Save up to 90%
- **LED Pool & Spa Lighting** reduces energy consumption up to 89%
- **Heating** - Air Source Heat Pumps can save you up to 75%
- **Salt Systems** save you 75-80% over standard chlorine solutions



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We'll match a competitor's price on any exact project scope.



State of Florida Pool Contractor, License # CPC1457968

Commercial Pool Furniture

Servicing Greater Tampa Bay's Commercial Properties



The Pool Works is your one-stop resource for commercial pool furniture. We represent the leading American manufacturers in the industry. This brings diversity in design and style, while delivering on quality and performance.

Whether you are looking for something simple or resort-style elements, we have it all. Our prices can't be beat...let us quote your next project!

We are proud to represent the leading manufacturers of commercial pool furniture in the industry. Our pricing is so competitive, we aren't allowed to advertise it. Contact us for a quote or request an On-Site Consultation and experience incredible savings versus retail shopping!

Call Dawn Shanley 727.938.8389

Email Requests: dshanley@thepoolworks.com



Furniture Refurbishment Services

If you're frames are still in great shape and it's simply time to re-sling, re-sling or replace cushions... We can refurbish any manufacturers chairs, chaise, ottomans and tables with a great selection of powder coating colors, fabrics and vinyl. We deliver, unpack, assemble & set up.



- Re-Sling
- Re-Strap
- Powder Coat
- Replacement Cushions

Set up an appointment at our place or yours.

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ESTIMATE

Ace Courts, Inc.

2620 Neverland Dr

New Smyrna Beach, FL 32168-

2489

Jeff@acecourtsinc.com

Bill to

Lake Bernadette

Ship to

Lake Bernadette

Estimate details

Estimate no.: 1031

Estimate date: 12/08/2025

Expiration date: 01/08/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Clean		1	\$0.00	\$0.00
2.	Machine sand	Machine sand cracks with 16 grit sandpaper to court level	1	\$0.00	\$0.00
3.	Patch cracks	Patch cracks with acrylic patch material	1	\$0.00	\$0.00
4.	Machine sand cracks	Machine sand cracks to court level	1	\$0.00	\$0.00
5.	Apply 2 coats Color	Apply 2 coats of acrylic color coating (Deco Turf) to entire surface (Medium Green)	1	\$0.00	\$0.00
6.	Reline	Reline 2 basketball courts as is	1	\$3,875.00	\$3,875.00
7.	Terms	50% upon acceptance and 50% upon completion	1	\$0.00	\$0.00
				Total	\$3,875.00

Expiry
date

01/08/2026

Accepted date

Accepted by



5324 Messina Ave Lakeland FL 33813
(813) 394-2098
sales@prominentview.com

LANDSCAPE MAINTENANCE SERVICE AGREEMENT FOR:

Lake Bernadette CDD
5410 Golf Links Blvd.
Zephyrhills, FL 33541
ATTN: Dan Nesselt

Prominent View Landscape and Design, LLC. appreciates the opportunity to propose to you our landscape maintenance services. Prominent View Landscape and Design, LLC. here after referred to as "PV" agrees to furnish all supervision, labor, materials, supplies and equipment to perform the work hereinbelow. The contract does not attempt to address damage caused by vandalism, floods, hurricanes, poor drainage, or other incidents beyond the control of the contractor. The contractor will endeavor to address such contingencies upon client's request by separate agreement.

Landscape and Maintenance Specifications

I. Turf Care

- **Mowing:** Rotary lawn mowers with sufficient horsepower will leave a neat, clean and uncluttered appearance. Depending on the season and conditions mowing will be performed 38-40 times per calendar. It is anticipated that mowing services shall be provided weekly during growing season April through October and bi-weekly during the non-growing season November through March or as needed.
- **Trimming:** Weed eating will be performed on areas such as: turf areas inaccessible to mowers, areas adjacent to buildings, trees, fences, etc. When weed-eating a continuous cutting height will be maintained to prevent scalping.
- **Edging:** All turf edges of sidewalks and curbs shall be edged every mowing. A soft edge of all bed areas will be performed every other mowing. A power edger will be used for this purpose. A weed-eater may be used only in areas not accessible to power edger.
- **Detailing:** Will be evaluated and completed as needed.

II. Shrub and Ground Care

- **Pruning:** All shrubs shall be pruned and shaped a maximum of 12 times per calendar year. This will help the individual plant retain its natural form and eliminate

branches from rubbing against any structures. Selective pruning shall occur 1 time per year to balance infiltrating light and to promote maximum health and growth. Ground covers and vines will be maintained in a neat uniform appearance.

- **Weeding:** Weeds will be removed from plants, trees and flower beds once a month during the nongrowing season and twice a month during the growing season (18 times per year). Manual hand pulling and chemical herbicides will be used as control methods

III. *Miscellaneous*

- **Clean-Up:** During every visit to the property, all areas shall be policed. All non-turf areas will be cleaned with a backpack or street blower. All trash shall be picked up throughout the property before each mowing. Trash shall be disposed of offsite. Construction debris or similar trash is not included as part of weekly clean-up.
- **Leaf Removal:** Leaf accumulation removal shall be billed as separate cost; quote shall be given as requested.

IV. *Additional Services*

- **Mulching:** Contractor shall mulch all tree rings and planting beds with brown mulch at a price of \$80.00 per cubic yard ensuring that all areas have a 2" depth, this is outside routine contract and billable at time of service.
- **Annuals:** Annuals will be billed separately on a per plant cost. Contractor will provide annuals at a cost of \$3.75 per 4" plant, price includes soil replenishment but not replacement. Specialty plants can be quoted at time of request for separate pricing.

V. *Pest Control and Landscape Fertilization*

- Shrubs 4x Per Year
- Turf 4x Per Year

VI. *Tree Care*

- PV will keep and maintain oak tree elevation up to 14 feet, anything higher shall be quoted & billed separately. Palm trimming quote may be given upon request.

VII. *Irrigation*

- PV will perform a monthly irrigation inspection, checking for any damaged materials, proper coverage, and any potential issues that may need addressed. A monthly report of findings will be provided to property manager. Minor issues, such as broken nozzles, flex pipe, pop ups, etc. will be fixed immediately upon discovery to keep system running properly. Any major repairs, such as main/lateral lines, well, pump, clock malfunctions, etc. will be reported immediately to property manager. Major repairs will be quoted/billed separately as needed.

PRICING SUMMARY:

Base Maintenance Price Per Month: \$2,750.00

Base Maintenance Price Per Year: \$ 33,000.00

Irrigation Inspection Price Per Month: \$350.00

Irrigation Inspection Price Year: \$4,200.00

Fert & Pest Price Per Month: \$500.00

Fert & Pest Price Per Month: \$6,000.00

Total Price Per Month: \$3,600.00

Total Price Per Year: \$43,200.00

Compensation

Contractor agrees to provide all the above Base Maintenance Services for an annual fee of **\$43,200.00** to be paid in monthly fees of **\$3,600.00** for the landscape maintenance. An invoice will be delivered at least one week prior to the beginning of the month's service. It is agreed that the invoice will be paid in full net 30 from dated invoice. Separate billable services will receive individual invoices for services performed.

Conditions

The goal of this contract with PV, is upon completion of each visit to **Lake Bernadette CDD**. The landscape shall be maintained to the highest standard possible given the nature of the property and its individual condition.

The contract will be in effect for an initial term of 12 months (1 year) with an effective start date of _____ . This contract will remain in effect after initial term until cancelled by either party. This agreement is subject to cost and production adjustments annually effective the anniversary date or as otherwise agreed upon in writing by both parties. Either party may cancel this contract by providing written notice to the other party to be delivered by certified mail. Notice of dissolution of services shall cause an effective final date of billable service of no less than thirty (30) days after date of receipt.

Invoices are to be paid in full within 30 days of receipt. If full payment is not received within the 30 days a FINANCE CHARGE will be imposed from the invoice date. The balance of services plus a rate of 2% per month until paid. PV shall have the right to elect to stop work under this contract until all outstanding amounts including finance charges are paid in full. Payments will be applied to the previously billed finance charges, and thereafter, in order to the previous invoices and finally to the new invoices. In the event any or all the amounts due under this agreement are collected by or through an

attorney, the purchaser/owner agrees to pay all reasonable attorney's fees. Contractor may, at its sole discretion, utilize subcontractors to provide specific services under this contract. Contractor will remain as the single and primary contact for all activities as related to this contract. Proof of insurance and necessary licenses will be provided if requested by client. This contract is withdrawn unless executed within thirty (30) days of the date of this document.

Thank you for the opportunity to submit this agreement, Prominent View Landscape and Design LLC looks forward to providing the best service for you.

In witness whereof the parties to this agreement have signed and executed it this _____ day of
_____ 2026.

Property Name: Lake Bernadette CDD

Print Name	Title
_____	_____
Signature	Date
_____	_____

Prominent View Landscape and Design LLC:

Gumaro Constantino	General Manager
Print Name	Title
_____	_____
Signature	Date
_____	_____

Lake Bernadette Community Center

Clubhouse Rental Application

NAME _____

ADDRESS _____

HOME PHONE _____ WORK PHONE _____

ROOM/SPACE REQUESTED _____

DATE REQUESTED _____ TIME _____ TO _____

PURPOSE _____ NUMBER OF GUESTS _____
(Limited to 60 guests)

DETAILED DESCRIPTION OF EVENTS _____

I am a resident (hold title to property) within Lake Bernadette CDD and state that I am over eighteen years of age. I will be in attendance at the community center at all times during the function for which I have reserved the facility.

I understand that with this reservation I assume full responsibility for complying and abiding with all the rules and regulations given to me regarding the Clubhouse. I also understand that I assume full responsibility for restoring the facilities to their original condition by ensuring the performance of all the required duties described on the cleanup checklist.

I further understand that should the community center incur any additional expenses for damages in excess of the deposit amount, I will be responsible for paying the additional amount billed to me.

The above-listed event will NOT be advertised or posted outside of the Lake Bernadette community. (Newspapers, flyers, Internet etc.) If the event is to be advertised to Lake Bernadette residents, I understand that it can only be through placing an ad in the Lake Bernadette Community Center Newsletter.

If room rental is not used for purposes stated above or if event is advertised outside of the community, I understand that the event will be cancelled at anytime to include the date of event.

A deposit of five hundred dollars (\$500.00) is required to reserve room. It is fully refundable if the facilities are left in their original, clean condition, no damage or required cleaning of floors, counters, etc

A fee of \$125.00 up to 4 hours during normal hours plus \$50 each additional hour is required for the use of the facility during staffed hours ending by 8:00 P.M. (The fee will be collected day of event.)

An additional fee of \$100.00 dollars per hour after 8:00 pm up to 10 P.M. is required for the use of the facility during non-staffed hours. The staff members will receive the amount listed below for hours reserved. If party extends past the arranged time a 50% of deposit lost at 10:15 P.M. and 100% at 10:30 P.M. (The fee will be collected by staff at end of event.)
A \$75.00 FEE FOR ALL CANCELLATIONS ONCE A PARTY IS BOOKED.

Exceeding guest limitation will result in full or partial loss of security deposit.

There will be a seventy-five-dollar (\$75.00) fee taken out of the security deposit for cancellations of parties without a 48-hour notice prior to event date.

Alcohol is not permitted on CDD property including, but not limited to, the clubhouse or pool area. Any party caught with alcohol during their function will forfeit their \$500.00 deposit. NO EXCEPTIONS. The room needs to be in the same shape as it was on arrival and when departing. Cleaning fees are **\$100 per hour** if not returned in the same condition.

Deposit \$500.00

Use Fee \$125.00 for up to 4 hours \$50 each additional hour

Hourly Clubhouse staffing fee _____ for _____ scheduled hours of staff attendance

Signature of resident _____

Signature of staff preparing agreement _____ Date _____

**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, December 2, 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
Robert Van Liew	Vice Chairperson
Bonnie Hazelett	Assistant Secretary
Sharon Callie	Assistant Secretary
James Callaghan	Assistant Secretary

Also present in person or via TEAMS call were:

Alba Sanchez District Manager
Dan Nesselt Operations Manager

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order and Roll Call

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

SECOND ORDER OF BUSINESS

Audience Comments

The following comments were received from the audience:

- Residents expressed gratitude to John Bishop for his efforts with the Thanksgiving dinner as it was a great success.

THIRD ORDER OF BUSINESS

Staff Reports

A. District Accountant

There being none the next business item followed.

B. Aquatics Report

There being none, the next business item followed.

C. Attorney's Report

A discussion ensued regarding Attorney's report. Send the Rules and Procedures to admin to include in the next agenda.

As requested, to add the last three months of aquatic report to the next agenda.

D. Engineer's Report

40 There being none, the next business items followed.

41 **E. Operations Manager's Report**

42 On Friday Dec 17th the clubhouse will host a Santa Claus event from 4:00 to 6:00 p.m.

43 It was requested to add all three Extreme Concrete proposals to the next agenda.

44 **i. FHP Stats**

45 **ii. Consideration Pool Resurfacing Proposals**

46 **iii. Consideration Pool Deck Settling**

47 The Board discussed the FHP Stats.

48 A discussion ensued concerning the refurbishment of the basketball courts and get tones of
49 usage. The clubhouse manager will investigate the last date of refurbishment.

50 The District Engineer will need to clarify. Can you confirm the right of way ownership on
51 Double Eagle?

52 The Board is questioning if the CDD is responsible for installing sidewalks where there are
53 none. The builders did not place sidewalks in front of a few homes and near the end of the
54 street.

55 **FOURTH ORDER OF BUSINESS**

District Manager's Report

56 **A. Consideration of Resolution 2026-01; 2026 General Elections**

58 On MOTION by Ms. Callie seconded by Mr. Van Liew, with all in
59 favor, Resolution 2026-01; 2026 General Elections, was adopted. 5-0

61 **FIFTH ORDER OF BUSINESS**

Business Administration

62 **A. Consideration of Minutes for October 28, 2025, Regular Meeting**

64 On MOTION by Ms. Hazelett seconded by Ms. Callie, with all in favor,
65 the meeting minute for October 18, 2025, was approved as presented.
66 5-0

68 **B. Acceptance of the Financial Report as of October 2025**

70 On MOTION by Ms. Hazelett seconded by Ms. Callie, with all in favor,
71 the financial report as of October 2025 was approved as presented. 5-0

74 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

76 Mr. Berman noted for the record regarding Pond 20 is maintained by the Golf Course and not by
77 the CDD and will have the trespassing sign updated.

78 Crepe Myrtle on the Boulevard and down to Island Blvd.. the Spanish moss is wrapped around the
79 tree which are suffocating them. The landscape vendor will begin removing the Spanish moss to
80 attempt to cure. If not, we need a proposal for replacement next month.

81 **SEVENTH ORDER OF BUSINESS**

Adjournment

82 There being no further business,

83

84 On MOTION by Mr. Van Liew seconded by Ms. Hazelett, with all in
85 favor, the meeting was adjourned at 6:43 p.m. 5-0

86

87

88 Michael Berman
89 Chairperson

**LAKE BERNADETTE
Community Development District**

Financial Report

November 30, 2025

Prepared by:



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**LAKE BERNADETTE
Community Development District**

Financial Statements

(Unaudited)

November 30, 2025

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 230,504	\$ -	\$ -	\$ 230,504
Accounts Receivable - Other	369	-	-	369
Due From Other Funds	-	31,842	15,803	47,645
Investments:				
Money Market Account	1,774,535	-	-	1,774,535
Prepaid Items	8,617	-	-	8,617
Deposits	835	-	-	835
TOTAL ASSETS	\$ 2,014,860	\$ 31,842	\$ 15,803	\$ 2,062,505
LIABILITIES				
Accounts Payable	\$ 16,979	\$ -	\$ -	\$ 16,979
Sales Tax Payable	19	-	-	19
Deposits	2,185	-	-	2,185
Due To Other Funds	47,645	-	-	47,645
TOTAL LIABILITIES	66,828	-	-	66,828
FUND BALANCES				
Nonspendable:				
Prepaid Items	8,617	-	-	8,617
Deposits	835	-	-	835
Assigned to:				
Operating Reserves	191,159	-	-	191,159
Reserves - Clubhouse/Cabana	35,576	-	-	35,576

Balance Sheet
November 30, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
Reserves - Court Amenities	15,717	-	-	15,717
Reserves- Lake Embank/Drainage	92,517	-	-	92,517
Reserves - Other	107,559	-	-	107,559
Reserves - Roadways	44,693	-	-	44,693
Reserves - Swimming Pools	95,347	-	-	95,347
Unassigned:	1,356,012	31,842	15,803	1,403,657
TOTAL FUND BALANCES	\$ 1,948,032	\$ 31,842	\$ 15,803	\$ 1,995,677
TOTAL LIABILITIES & FUND BALANCES	\$ 2,014,860	\$ 31,842	\$ 15,803	\$ 2,062,505

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Interest - Investments	\$ 30,000	\$ 10,716	35.72%	\$ 2,500	\$ 5,151	\$ 2,651
Room Rentals	1,500	675	45.00%	125	445	320
Interest - Tax Collector	-	63	0.00%	-	63	63
Special Assmnts- Tax Collector	784,065	131,697	16.80%	139,749	131,697	(8,052)
Special Assmnts- Discounts	(31,362)	(5,326)	16.98%	(6,217)	(5,326)	891
Other Miscellaneous Revenues	500	-	0.00%	42	-	(42)
Access Cards	50	9	18.00%	4	9	5
Amenities Revenue	400	37	9.25%	33	37	4
Recreation Membership	1,700	425	25.00%	141	-	(141)
TOTAL REVENUES	786,853	138,296	17.58%	136,377	132,076	(4,301)
EXPENDITURES						
<u>Administration</u>						
P/R-Board of Supervisors	12,000	1,000	8.33%	1,000	1,000	-
FICA Taxes	918	77	8.39%	77	77	-
ProfServ-Engineering	12,000	1,402	11.68%	1,000	1,402	(402)
ProfServ-Legal Services	5,000	325	6.50%	417	-	417
ProfServ-Mgmt Consulting	66,667	11,111	16.67%	5,555	5,556	(1)
ProfServ-Property Appraiser	150	-	0.00%	-	-	-
Auditing Services	4,750	-	0.00%	-	-	-
Postage and Freight	500	77	15.40%	42	73	(31)
Insurance - General Liability	60,000	12,060	20.10%	-	-	-
Legal Advertising	700	-	0.00%	58	-	58
Miscellaneous Services	1,200	-	0.00%	100	-	100
Misc-Assessment Collection Cost	15,681	2,527	16.12%	2,795	2,527	268

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Taxes	2,500	-	0.00%	2,500	-	2,500
Misc-Web Hosting	1,619	-	0.00%	134	-	134
Office Supplies	150	-	0.00%	13	-	13
Annual District Filing Fee	175	175	100.00%	-	-	-
Total Administration	184,010	28,754	15.63%	13,691	10,635	3,056

Field

Payroll-General Staff	125,000	20,874	16.70%	10,416	10,666	(250)
FICA Taxes	9,563	1,592	16.65%	796	813	(17)
Retirement Benefits	7,640	712	9.32%	636	356	280
Life and Health Insurance	38,000	6,023	15.85%	3,166	(17)	3,183
Workers' Compensation	6,000	1,477	24.62%	500	-	500
Contracts-Janitorial Services	9,700	1,615	16.65%	808	765	43
Contracts-Security Services	500	83	16.60%	41	41	-
Contracts-Landscape	59,000	8,694	14.74%	4,916	4,347	569
Contracts-Pools	20,400	3,400	16.67%	1,700	1,700	-
Contracts-Ponds	20,000	3,096	15.48%	1,667	1,548	119
Contracts-Roving Patrol	15,000	2,310	15.40%	1,250	2,310	(1,060)
Travel	600	50	8.33%	50	50	-
Communication - Telephone	1,500	298	19.87%	125	-	125
Electricity - General	25,000	3,974	15.90%	2,083	154	1,929
Electricity - Streetlights	41,000	6,809	16.61%	3,416	3,402	14
Utility - Water	16,000	3,278	20.49%	1,333	1,720	(387)
Utility - Gas	6,000	1,610	26.83%	500	1,387	(887)
Utility - Refuse Removal	1,000	160	16.00%	83	80	3
R&M-Air Conditioning	3,000	-	0.00%	250	-	250
R&M-Buildings	3,300	2,169	65.73%	275	2,005	(1,730)

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Equipment	18,000	7,363	40.91%	1,500	1,798	(298)
R&M-Other Landscape	25,000	1,027	4.11%	2,083	-	2,083
R&M-Irrigation	22,000	3,698	16.81%	1,833	746	1,087
R&M-Pest Control	1,600	140	8.75%	133	20	113
R&M-Fitness Equipment	2,000	5,414	270.70%	166	4,014	(3,848)
R&M-Pressure Washing	10,000	450	4.50%	833	-	833
Road/Sidewalk Maintenance	5,000	-	0.00%	416	-	416
Miscellaneous Services	7,000	566	8.09%	583	32	551
Misc-Contingency	10,500	375	3.57%	875	375	500
Office Supplies	1,500	78	5.20%	125	78	47
Cleaning Supplies	5,000	542	10.84%	417	368	49
Op Supplies - Uniforms	600	-	0.00%	50	-	50
Subscriptions and Memberships	4,200	-	0.00%	350	-	350
Reserve	82,240	-	0.00%	6,853	-	6,853
Total Field	602,843	87,877	14.58%	50,228	38,758	11,470
TOTAL EXPENDITURES	786,853	116,631	14.82%	63,919	49,393	14,526
Excess (deficiency) of revenues						
Over (under) expenditures	-	21,665	0.00%	72,458	82,683	10,225
Net change in fund balance	\$ -	\$ 21,665	0.00%	\$ 72,458	\$ 82,683	\$ 10,225
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,926,367	1,926,367				
FUND BALANCE, ENDING	\$ 1,926,367	\$ 1,948,032				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Special Assmnts- Tax Collector	4,116	690	16.76%	734	690	(44)
Special Assmnts- Discounts	(165)	(28)	16.97%	(33)	(28)	5
TOTAL REVENUES	3,951	662	16.76%	701	662	(39)
EXPENDITURES						
<u>Administration</u>						
Misc-Assessment Collection Cost	82	13	15.85%	15	13	2
Total Administration	82	13	15.85%	15	13	2
TOTAL EXPENDITURES	82	13	15.85%	15	13	2
Excess (deficiency) of revenues						
Over (under) expenditures	3,869	649	16.77%	686	649	(37)
OTHER FINANCING SOURCES (USES)						
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	\$ 649	16.77%	\$ 686	\$ 649	\$ (37)
FUND BALANCE, BEGINNING (OCT 1, 2025)	31,193	31,193				
FUND BALANCE, ENDING	\$ 35,062	\$ 31,842				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending November 30, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	NOV-25 BUDGET	NOV-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Special Assmnts- Tax Collector	1,932	318	16.46%	344	318	(26)
Special Assmnts- Discounts	(77)	(13)	16.88%	(15)	(13)	2
TOTAL REVENUES	1,855	305	16.44%	329	305	(24)
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	39	6	15.38%	7	6	1
Total Administration	39	6	15.38%	7	6	1
TOTAL EXPENDITURES	39	6	15.38%	7	6	1
Excess (deficiency) of revenues						
Over (under) expenditures	1,816	299	16.46%	322	299	(23)
OTHER FINANCING SOURCES (USES)						
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	\$ 299	16.46%	\$ 322	\$ 299	\$ (23)
FUND BALANCE, BEGINNING (OCT 1, 2025)	15,504	15,504				
FUND BALANCE, ENDING	\$ 17,320	\$ 15,803				

Notes to the Financial Statements

November 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

November 30, 2025

Financial Overview / Highlights

Revenues

- Total General Fund revenues are 17.58% of the Annual Adopted budget and Assessments are at 16.80% collected.
- Total General Fund expenditures are at approximately 14.82% of the Annual Adopted budget above the rated 17%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				

Administrative

Insurance - General Liability	\$ 60,000	\$ 12,060	20%	FMIT 1st installment made in October.
-------------------------------	-----------	-----------	-----	---------------------------------------

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
--------------	---------------	------------	-------------	-------------

Field

Workers' Compensation	\$ 6,000	\$ 1,477	25%	FMIT 1st installment made in October.
R&M-Equipment	\$ 18,000	\$ 7,363	41%	Reese Electrical, install ground round poles and conduit at clubhoue - \$4,930; other miscellaneous repairs.
R&M-Fitness Equipment	\$ 2,000	\$ 5,414	271%	Coastal Fitness Service install elliptical machine - \$1,400, treadmill lower board repair - \$1,666, install model leg press - \$2,348.

**LAKE BERNADETTE
Community Development District**

Supporting Schedules

November 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, 2026

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
Assessments Levied FY 2026							
				\$790,113 100.00%	\$ 784,065 99.24%	\$ 4,116 0.52%	\$ 1,932 0.24%
11/06/25	\$ 6,760	\$ 348	\$ 138	\$ 7,246	\$ 7,191	\$ 38	\$ 17
11/14/25	40,792	1,734	832	43,358	43,029	225	104
11/20/25	32,642	1,388	666	34,696	34,432	180	83
11/26/25	44,598	1,896	910	47,405	47,044	247	114
TOTAL	\$ 133,102	\$ 5,458	\$ 2,693	\$ 132,705	\$ 131,696	\$ 690	\$ 318
% COLLECTED							
				17%	17%	17%	17%
TOTAL OUTSTANDING							
				\$ 657,408	\$ 652,369	\$ 3,426	\$ 1,614

Cash and Investment Report

November 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%	\$ 230,504
			Subtotal Checking	\$ 230,504
Money Market Account	BankUnited	N/A	3.60%	\$ 1,774,535
			Subtotal MM	\$ 1,774,535
			Grand Total	\$ 2,005,039

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	100241	11/05/25	AQUA TRIANGLE 1 CORP	0111261	45MP5 Fixed Stenner Feeder	R/M POOL	546074-53901	\$459.95
001	100242	11/05/25	BAHR'S PROPANE GAS	U1053518	Propane 10/27/25	Utility - Gas	543019-53901	\$222.44
001	100243	11/05/25	INFRAMARK LLC	161825	POSTAGE	Postage and Freight	541006-51301	\$3.70
001	100244	11/05/25	COASTAL FITNESS SERVICE	34590	Pre-Owned Precor Elliptical	R&M-Fitness Equipment	546115-53901	\$1,400.00
001	100245	11/05/25	YELLOWSTONE LANDSCAPE	1019364	IRRIGATION REPAIRS	Irrigation Repair	546041-53901	\$2,952.68
001	100246	11/05/25	ERIC ROSINSKI	102825-	Pressure washing	R&M-Pressure Washing	546171-53901	\$450.00
001	100247	11/07/25	SOLITUDE LAKE MANAGEMENT	PSI216369	NOV 25 POND MAINTENANCE	Contracts-Ponds	534089-53901	\$1,548.00
001	100248	11/10/25	STAN'S LOCK AND KEY SERVICE	40143	Replace Gate Hinge & Pool Gate Lock	R&M-Buildings	546012-53901	\$130.00
001	100249	11/10/25	YELLOWSTONE LANDSCAPE	1030194	NOV 25 LANDSCAPE MAINTENANCE	Contracts-Landscape	534050-53901	\$4,347.00
001	100250	11/19/25	AQUA TRIANGLE 1 CORP	0115673	Replaced Gutter Grate	R/M POOL	546022-53901	\$205.90
001	100251	11/19/25	INFRAMARK LLC	163482	NOV 25 ADMINISTRATIVE FEE	MGMT FEES	531027-51201	\$5,555.58
001	100252	11/19/25	JEFFREY MASON	0005901	SEP & OCT PATROL FEES	Contracts-Roving Patrol	534099-53901	\$1,925.00
001	100253	11/19/25	YELLOWSTONE LANDSCAPE	1032923	IRRIGATION REPAIRS	R&M-Irrigation	546041-53901	\$745.60
001	100254	11/19/25	BAHR'S PROPANE GAS	U1053825	Propane 11/07/25	Utility - Gas	543019-53901	\$573.06
001	100255	11/19/25	DLTD SOLUTIONS INC.	005900	SEP & OCT PATROL ADMINISTRATIVE FEES	Contracts-Roving Patrol	534099-53901	\$385.00
001	300094	11/06/25	PASCO COUNTY UTILITIES SERVICE	100625-ACH	9/4/25-10/6/25 UTILITIES WATER	Utility - Water	543018-53901	\$1,558.26
001	300095	11/06/25	DUKE ENERGY	102825-ACH	BILL PRD 9/25-10/27/25	Electricity - Streetlights	543013-53901	\$3,402.01
001	300096	11/03/25	ADT SECURITY SVCS - ACH	1172718721-ACH	SEC SVCS NOV 2025	Contracts-Security Services	534037-53901	\$41.30
001	300097	11/07/25	AMERITAS ACH	AM-110325-457-ACH	PD 11/7/25	Retirement Benefits	522020-53901	\$450.00
001	300098	11/07/25	AMERITAS ACH	AM-110325-401-ACH	PD 11/7/25	Retirement Benefits	522020-53901	\$177.98
001	300099	11/17/25	FRONTIER	102225-7690-ACH	BILL PRD 10/22-11/21/25	Communication - Telephone	541003-53901	\$114.21
001	300100	11/17/25	AMERITAS ACH	AM-111425-457-ACH	PD 11/21/25	Retirement Benefits	522020-53901	\$450.00
001	300101	11/17/25	AMERITAS ACH	AM-111425-401-ACH	PD 11/21/25	Retirement Benefits	522020-53901	\$177.98
001	300102	11/24/25	DUKE ENERGY	110325-ACH	BILL PRD 9/30-10/30/25	Electricity - General	543006-53901	\$1,758.41
001	4329	11/06/25	LAKE BERNADETTE COMMUNITY ASSOCIATION	102925-EVENT	THANKSGIVING EVENT	Miscellaneous Services	549001-53901	\$500.00
001	4330	11/10/25	LAKE BERNADETTE COMMUNITY ASSOCIATION	101	Repair Eiland Blvd Monument	R&M-Buildings	546012-53901	\$1,875.00
001	4331	11/18/25	DAN NESSELT	111425-SANTA	Santa Services	Misc-Contingency	549900-53901	\$325.00
001	4332	11/18/25	SARAH NESSELT	111425-	JANITORIAL SVCS NOV 2025	Contracts-Janitorial Services	534026-53901	\$765.00
001	4333	11/26/25	FLORIDA MUNICIPAL INSURANCE TRUST	112125-FH0786	MEDICAL/DENTAL/LIFE	MEDICAL / DENTAL / LIFE INS	523001-53901	\$3,036.47
001	DD03356	11/10/25	ELAN FINANCIAL SVCS - ACH	101525-2780	SUPPLIES	Office Supplies	551002-53901	\$47.23
001	DD03356	11/10/25	ELAN FINANCIAL SVCS - ACH	101525-2780	SUPPLIES	CLEANING SUPPLIES	551003-53901	\$85.21
001	DD03356	11/10/25	ELAN FINANCIAL SVCS - ACH	101525-2780	SUPPLIES	EQUIPMENT	546022-53901	\$433.65
001	DD03356	11/10/25	ELAN FINANCIAL SVCS - ACH	101525-2780	SUPPLIES	POOLS SUPPLIES	546022-53901	\$15.99
001	DD03356	11/10/25	ELAN FINANCIAL SVCS - ACH	101525-2780	SUPPLIES	PEST CONTROL SUPPLIES	546070-53901	\$19.98
001	DD03356	11/10/25	ELAN FINANCIAL SVCS - ACH	101525-2780	SUPPLIES	TRAVEL	549900-53901	\$50.00
001	DD03357	11/18/25	WASTE MANAGEMENT OF FLORIDA - ACH	1134010-1568-1-ACH	REFUSE REMOVAL NOV 2025	REFUSE REMOVAL	543020-53901	\$80.07
Fund Total								\$36,267.66

Total Checks Paid	\$36,267.66
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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	11/05/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callaghan, James G	001043	NK1001043	11/05/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callie, Sharon K	001050	NK1001050	11/05/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Hazelett, Bonnie K	001045	NK1001045	11/05/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Van Liew, Robert R	001036	NK1001036	11/05/2025	200.00	184.70	184.70	1.00	200.00	200.00
Totals For Company Code NK1:					1,000.00	923.50	923.50	5.00	1,000.00	1,000.00

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	11/07/2025	569.60	526.03	526.03	32.00	569.60	569.60
U6I	Kiely, William F	001035	U6I001035	11/21/2025	587.40	541.41	541.41	33.00	587.40	587.40
U6I	Lanser, Denise M	001051	U6I001051	11/21/2025	608.80	559.04	559.04	37.00	608.80	608.80
U6I	Lanser, Denise M	001051	U6I001051	11/07/2025	618.10	566.70	566.70	37.00	618.10	618.10
U6I	Nesselt, Daniel A	001006	U6I001006	11/07/2025	2,966.40	2,046.56	2,046.56	80.00	2,966.40	2,966.40
U6I	Nesselt, Daniel A	001006	U6I001006	11/21/2025	2,966.40	2,046.57	2,046.57	80.00	2,966.40	2,966.40
U6I	Pesce, Gregory A	001052	U6I001052	11/07/2025	249.05	230.00	230.00	17.00	249.05	249.05
U6I	Pesce, Gregory A	001052	U6I001052	11/21/2025	190.45	175.88	175.88	13.00	190.45	190.45
U6I	Yates, John S	001047	U6I001047	11/07/2025	268.00	247.51	247.51	16.00	268.00	268.00
U6I	Yates, John S	001047	U6I001047	11/21/2025	301.50	278.42	278.42	18.00	301.50	301.50
U6I	Yates, Martina	001042	U6I001042	11/07/2025	586.25	541.41	541.41	35.00	586.25	586.25
U6I	Yates, Martina	001042	U6I001042	11/21/2025	753.75	686.47	686.47	45.00	753.75	753.75
Totals For Company Code U6I:					10,665.70	8,446.00	8,446.00	443.00	10,665.70	10,665.70

*Lake Bernadette
Community
Development
District*

Financial Report

January 27, 2026

CLEAR PARTNERSHIPS



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**LAKE BERNADETTE
Community Development District**

Financial Statements

(Unaudited)

December 31, 2025

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
ASSETS				
Cash - Checking Account	\$ 716,460	\$ -	\$ -	\$ 716,460
Accounts Receivable - Other	369	-	-	369
Due From Other Funds	-	34,750	17,145	51,895
Investments:				
Money Market Account	1,779,666	-	-	1,779,666
Prepaid Items	19,042	-	-	19,042
Deposits	835	-	-	835
TOTAL ASSETS	\$ 2,516,372	\$ 34,750	\$ 17,145	\$ 2,568,267
LIABILITIES				
Accounts Payable	\$ 30,000	\$ -	\$ -	\$ 30,000
Accrued Expenses	4,347	-	-	4,347
Sales Tax Payable	23	-	-	23
Deposits	2,185	-	-	2,185
Due To Other Funds	51,895	-	-	51,895
TOTAL LIABILITIES	88,450	-	-	88,450
FUND BALANCES				
Nonspendable:				
Prepaid Items	19,042	-	-	19,042
Deposits	835	-	-	835
Assigned to:				
Operating Reserves	196,312	-	-	196,312

Balance Sheet
December 31, 2025

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
Reserves - Clubhouse/Cabana	35,576	-	-	35,576
Reserves - Court Amenities	15,717	-	-	15,717
Reserves- Lake Embank/Drainage	92,517	-	-	92,517
Reserves - Other	190,559	-	-	190,559
Reserves - Roadways	44,693	-	-	44,693
Reserves - Swimming Pools	95,347	-	-	95,347
Unassigned:	1,737,324	34,750	17,145	1,789,219
TOTAL FUND BALANCES	\$ 2,427,922	\$ 34,750	\$ 17,145	\$ 2,479,817
TOTAL LIABILITIES & FUND BALANCES	\$ 2,516,372	\$ 34,750	\$ 17,145	\$ 2,568,267

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 BUDGET	DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Interest - Investments	\$ 30,000	\$ 15,847	52.82%	\$ 2,500	\$ 5,131	\$ 2,631
Room Rentals	1,500	1,002	66.80%	125	342	217
Interest - Tax Collector	-	63	0.00%	-	-	-
Special Assmnts- Tax Collector	784,065	721,374	92.00%	530,501	589,678	59,177
Special Assmnts- Discounts	(31,362)	(28,801)	91.83%	(23,269)	(23,475)	(206)
Other Miscellaneous Revenues	500	-	0.00%	42	-	(42)
Access Cards	50	9	18.00%	4	-	(4)
Amenities Revenue	400	37	9.25%	33	-	(33)
Recreation Membership	1,700	425	25.00%	141	-	(141)
TOTAL REVENUES	786,853	709,956	90.23%	510,077	571,676	61,599
<u>EXPENDITURES</u>						
<u>Administration</u>						
P/R-Board of Supervisors	12,000	2,000	16.67%	1,000	1,000	-
FICA Taxes	918	153	16.67%	77	77	-
ProfServ-Engineering	12,000	1,402	11.68%	1,000	-	1,000
ProfServ-Legal Services	5,000	325	6.50%	417	-	417
ProfServ-Mgmt Consulting	66,667	16,667	25.00%	5,555	5,556	(1)
ProfServ-Property Appraiser	150	-	0.00%	-	-	-
Auditing Services	4,750	-	0.00%	-	-	-
Postage and Freight	500	79	15.80%	42	2	40
Insurance - General Liability	60,000	12,060	20.10%	-	-	-
Legal Advertising	700	-	0.00%	58	-	58
Miscellaneous Services	1,200	-	0.00%	100	-	100
Misc-Assessment Collection Cost	15,681	13,851	88.33%	10,610	11,324	(714)

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 BUDGET	DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Taxes	2,500	773	30.92%	-	773	(773)
Misc-Web Hosting	1,619	1,553	95.92%	134	1,553	(1,419)
Office Supplies	150	-	0.00%	13	-	13
Annual District Filing Fee	175	175	100.00%	-	-	-
Total Administration	184,010	49,038	26.65%	19,006	20,285	(1,279)

Field

Payroll-General Staff	125,000	30,634	24.51%	10,416	11,837	(1,421)
FICA Taxes	9,563	2,337	24.44%	796	903	(107)
Retirement Benefits	7,640	3,596	47.07%	636	2,884	(2,248)
Life and Health Insurance	38,000	11,145	29.33%	3,166	5,123	(1,957)
Workers' Compensation	6,000	1,477	24.62%	500	-	500
Contracts-Janitorial Services	9,700	2,380	24.54%	808	765	43
Contracts-Security Services	500	165	33.00%	41	83	(42)
Contracts-Landscape	59,000	13,041	22.10%	4,916	4,347	569
Contracts-Pools	20,400	5,100	25.00%	1,700	1,700	-
Contracts-Ponds	20,000	4,644	23.22%	1,667	1,548	119
Contracts-Roving Patrol	15,000	3,960	26.40%	1,250	1,650	(400)
Travel	600	50	8.33%	50	-	50
Communication - Telephone	1,500	482	32.13%	125	184	(59)
Electricity - General	25,000	5,750	23.00%	2,083	1,775	308
Electricity - Streetlights	41,000	10,183	24.84%	3,416	3,374	42
Utility - Water	16,000	3,278	20.49%	1,333	-	1,333
Utility - Gas	6,000	1,904	31.73%	500	295	205
Utility - Refuse Removal	1,000	240	24.00%	83	80	3
R&M-Air Conditioning	3,000	1,000	33.33%	250	1,000	(750)
R&M-Buildings	3,300	2,169	65.73%	275	-	275

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 BUDGET	DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Equipment	18,000	16,472	91.51%	1,500	9,109	(7,609)
R&M-Other Landscape	25,000	-	0.00%	2,083	-	2,083
R&M-Irrigation	22,000	3,698	16.81%	1,833	-	1,833
R&M-Pest Control	1,600	260	16.25%	133	120	13
R&M-Fitness Equipment	2,000	5,589	279.45%	166	175	(9)
R&M-Pressure Washing	10,000	450	4.50%	833	-	833
Road/Sidewalk Maintenance	5,000	-	0.00%	416	-	416
Miscellaneous Services	7,000	1,736	24.80%	583	1,170	(587)
Misc-Contingency	10,500	725	6.90%	875	350	525
Office Supplies	1,500	78	5.20%	125	-	125
Cleaning Supplies	5,000	542	10.84%	417	-	417
Op Supplies - Uniforms	600	-	0.00%	50	-	50
Subscriptions and Memberships	4,200	988	23.52%	350	988	(638)
Reserve	82,240	16,830	20.46%	6,853	16,830	(9,977)
Total Field	602,843	150,903	25.03%	50,228	66,290	(16,062)
TOTAL EXPENDITURES	786,853	199,941	25.41%	69,234	86,575	(17,341)
Excess (deficiency) of revenues						
Over (under) expenditures	-	510,015	0.00%	440,843	485,101	44,258
Net change in fund balance	\$ -	\$ 510,015	0.00%	\$ 440,843	\$ 485,101	\$ 44,258
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,917,907	1,917,907				
FUND BALANCE, ENDING	\$ 1,917,907	\$ 2,427,922				

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 BUDGET	DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Special Assmnts- Tax Collector	4,116	3,780	91.84%	2,786	3,090	304
Special Assmnts- Discounts	(165)	(151)	91.52%	(122)	(123)	(1)
TOTAL REVENUES	3,951	3,629	91.85%	2,664	2,967	303
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	82	73	89.02%	48	59	(11)
Total Administration	82	73	89.02%	48	59	(11)
TOTAL EXPENDITURES	82	73	89.02%	48	59	(11)
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,556	91.91%	2,616	2,908	292
OTHER FINANCING SOURCES (USES)						
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	\$ 3,556	91.91%	\$ 2,616	\$ 2,908	\$ 292
FUND BALANCE, BEGINNING (OCT 1, 2025)	31,194	31,194				
FUND BALANCE, ENDING	\$ 35,063	\$ 34,750				

Statement of Revenues, Expenditures and Changes in Fund Balances
 For the Period Ending December 31, 2025

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	DEC-25 BUDGET	DEC-25 ACTUAL	VARIANCE (\$) FAV(UNFAV)
REVENUES						
Special Assmnts- Tax Collector	1,932	1,745	90.32%	1,308	1,426	118
Special Assmnts- Discounts	(77)	(70)	90.91%	(54)	(57)	(3)
TOTAL REVENUES	1,855	1,675	90.30%	1,254	1,369	115
EXPENDITURES						
<i>Administration</i>						
Misc-Assessment Collection Cost	39	34	87.18%	19	27	(8)
Total Administration	39	34	87.18%	19	27	(8)
TOTAL EXPENDITURES	39	34	87.18%	19	27	(8)
Excess (deficiency) of revenues						
Over (under) expenditures	1,816	1,641	90.36%	1,235	1,342	107
OTHER FINANCING SOURCES (USES)						
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	\$ 1,641	90.36%	\$ 1,235	\$ 1,342	\$ 107
FUND BALANCE, BEGINNING (OCT 1, 2025)	15,504	15,504				
FUND BALANCE, ENDING	\$ 17,320	\$ 17,145				

Notes to the Financial Statements

December 31, 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

December 31, 2025

Financial Overview / Highlights

Revenues

- Total General Fund revenues are 90.23% of the Annual Adopted budget and Assessments are at 92.00% collected.
- Total General Fund expenditures are at approximately 25.41% of the Annual Adopted budget above the rated 25%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
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Expenditures

Administrative

Insurance - General Liability	\$ 60,000	\$ 12,060	20%	FMIT 1st installment made in October.
Misc-Web Hosting	\$ 1,619	\$ 1,553	96%	ADA compliance payment - \$1,553.

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
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Field

Workers' Compensation	\$ 6,000	\$ 1,477	25%	FMIT 1st installment made in October.
R&M-Air Conditioning	\$ 3,000	\$ 1,000	33%	Bahr's Propane Gas propane gas refill services.
R&M-Buildings	\$ 3,300	\$ 2,169	66%	Lake Bernadette Community Assoc. - \$1,875 repair monument; other miscellaneous repairs.
R&M-Equipment	\$ 18,000	\$ 16,472	92%	Reese Electrical, install ground round poles and conduit at clubhoue - \$4,930; Bahr's Propane Gas - \$6,550 installation of pool heater; Complete I.T. - \$2,235 install G5 Turret Ultra cameras; other miscellaneous repairs
R&M-Fitness Equipment	\$ 2,000	\$ 5,589	279%	Coastal Fitness Service install elliptical machine - \$1,400, treadmill lower board repair - \$1,666, install model leg press - \$2,348; other miscellaneous repairs.

**LAKE BERNADETTE
Community Development District**

Supporting Schedules

December 31, 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, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
Assessments Levied FY 2026							
				\$790,113 100.00%	\$ 784,065 99.24%	\$ 4,116 0.52%	\$ 1,932 0.24%
11/06/25	\$ 6,760	\$ 348	\$ 138	\$ 7,246	\$ 7,191	\$ 38	\$ 17
11/14/25	40,792	1,734	832	43,358	43,029	225	104
11/20/25	32,642	1,388	666	34,696	34,432	180	83
11/26/25	44,598	1,896	910	47,405	47,044	247	114
12/05/25	468,067	19,900	9,552	497,519	493,738	2,587	1,194
12/11/25	73,146	3,081	1,493	77,720	77,130	404	187
12/18/25	17,915	673	366	18,954	18,810	99	45
TOTAL	\$ 683,920	\$ 29,020	\$ 13,957	\$ 726,898	\$ 721,374	\$ 3,780	\$ 1,744
% COLLECTED							
				92%	92%	92%	92%
TOTAL OUTSTANDING				\$ 63,215	\$ 62,691	\$ 336	\$ 188

Cash and Investment Report

December 31, 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%	\$ 716,460
			Subtotal Checking	\$ 716,460
Money Market Account	BankUnited	N/A	3.60%	\$ 1,779,666
			Subtotal MM	\$ 1,779,666
			Grand Total	\$ 2,496,125

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	100256	12/03/25	AQUA TRIANGLE 1 CORP	577990972	COMMERCIAL POOL CLEANING	MONTHLY POOL MAINT	534078-53901	\$1,700.00
001	100257	12/03/25	INFRAMARK LLC	164553	POSTAGE	Postage and Freight	541006-51301	\$3.70
001	100257	12/03/25	INFRAMARK LLC	165608	Management Services DEC 2025	ProfServ-Mgmt Consulting	531027-51201	\$5,555.58
001	100258	12/03/25	COASTAL FITNESS SERVICE	34596	Treadmill Lower Board Replacement	R&M-Fitness Equipment	546115-53901	\$1,666.00
001	100258	12/03/25	COASTAL FITNESS SERVICE	34589	SD1003 MODEL LEG PRESS	R&M-Fitness Equipment	546115-53901	\$2,347.66
001	100259	12/03/25	SHORT & SIMPLE SUPPLIES INC	INV24478	Cleaning Supplies	Cleaning Supplies	551003-53901	\$178.36
001	100260	12/03/25	BAHR'S PROPANE GAS	U1054233	Propane 11/21/25	Utility - Gas	543019-53901	\$560.37
001	100260	12/03/25	BAHR'S PROPANE GAS	U1054046	Propane 11/14/25	Propane	543019-53901	\$253.93
001	100261	12/03/25	FEDEX	9-071-00427	FEDEX CHARGES	Postage and Freight	541006-51301	\$32.26
001	100261	12/03/25	FEDEX	9-062-53966	FedEx	Postage and Freight	541006-51301	\$37.39
001	100262	12/15/25	STANTEC	2488697	Engineering Services thru 112525	ProfServ-Engineering	531013-51501	\$1,402.25
001	100263	12/15/25	BAHR'S PROPANE GAS	U1054384	Propane 11/28/25	Propane	543019-53901	\$294.59
001	100263	12/15/25	BAHR'S PROPANE GAS	U1054547	Propane Gas Refill Dec 2025	ANNUAL MAINT PROG	546004-53901	\$513.61
001	100264	12/30/25	INFRAMARK LLC	166700	Postage Dec 2025	POSTAGE	541006-51301	\$2.22
001	100265	12/31/25	SITE MASTERS OF FL LLC	121525-1	Adjusted Radar Speed limit sign	fund	549001-53901	\$750.00
001	100266	12/31/25	COMPLETE I.T.	15864	ACS Prox Key Cards	GOOGLE EMAIL ACCTS	549900-53901	\$350.00
001	100266	12/31/25	COMPLETE I.T.	15870	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$559.95
001	100266	12/31/25	COMPLETE I.T.	15687	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	15960	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	16255	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	16550	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	16745	CIT Reader Cover Shroud Key lock	GOOGLE EMAIL ACCTS	554001-53901	\$330.00
001	100266	12/31/25	COMPLETE I.T.	16825	CIT ACS Proxy Key Cards	GOOGLE EMAIL ACCTS	554001-53901	\$350.00
001	100266	12/31/25	COMPLETE I.T.	16851	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	17024	Switch 24 PoE 24 port - July 2025	GOOGLE EMAIL ACCTS	554001-53901	\$859.95
001	100266	12/31/25	COMPLETE I.T.	17159	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	17480	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	15390	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100266	12/31/25	COMPLETE I.T.	17653	On site diagnosis of internet issues Sept 2025	GOOGLE EMAIL ACCTS	554001-53901	\$489.95
001	100266	12/31/25	COMPLETE I.T.	17785	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$335.78
001	100267	12/31/25	COMPLETE I.T.	18080	Brivio Onair Tier 1 reader monthly plan	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100267	12/31/25	COMPLETE I.T.	18246	G5 Turret Ultra Nov 2025	GOOGLE EMAIL ACCTS	554001-53901	\$910.00
001	100267	12/31/25	COMPLETE I.T.	18247	G5 Turret Ultra	GOOGLE EMAIL ACCTS	554001-53901	\$1,325.00
001	100267	12/31/25	COMPLETE I.T.	18359	Brivo Reader Dec 2025	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100268	12/31/25	AQUA TRIANGLE 1 CORP	5917681314	Repair to Pool equipment Dec 2025	repair	546022-53901	\$229.95
001	100269	12/31/25	LAKE BERNADETTE COMMUNITY ASSOCIATION	103	fence repair	REPAIR	549001-53901	\$400.00
001	100270	12/31/25	ON THE FLY PEST CONTROL, LLC	120825-	Pest Control clubhouse 2025	PEST CONTROL	546070-53901	\$120.00
001	100271	12/31/25	JEFFREY MASON	0005952	SEC SVCS	SEC / TRAFFIC CONTROL	534037-53901	\$1,375.00
001	100272	12/31/25	DLTD SOLUTIONS INC.	0005951	Roving Patrols Dec 10 2025	ROVING PATROL	534099-53901	\$275.00
001	100273	12/31/25	SARAH NESSLET	121525-	Reimbursement	JUNE JANITORIAL SVCS	534026-53901	\$765.00
001	100274	12/31/25	SOLIDITUDE LAKE MANAGEMENT	PSI223315	Lake Management Dec 2025	JULY LAKE MAINT	534089-53901	\$1,548.00
001	100275	12/31/25	INNERSYNC STUDIO LTD.	INV-SN-1054	Yearly Subscription School Now Dec 2025	yearly	549915-51301	\$1,552.50
001	100276	12/31/25	FLORIDA MUNICIPAL INSURANCE TRUST	2526-0786-Q2-2	Life and Health insurance Dec 20-25	MEDICAL / DENTAL / LIFE INS	155000-53901	\$13,536.75
001	300103	12/01/25	DUKE ENERGY	110725-ACH	BILL PRD 10/4-11/5/25	Electricity - General	543006-53901	\$153.69
001	300105	12/02/25	PASCO COUNTY UTILITIES SERVICE	110525-ACH	BILL PRD 10/6-11/5/25	Utility - Water	543018-53901	\$1,719.82
001	300106	12/02/25	ELAN FINANCIAL SVCS - ACH	111425-2780	OCT / NOV PURCHASES	CLEANING SUPPLIES	551003-53901	\$103.97
001	300106	12/02/25	ELAN FINANCIAL SVCS - ACH	111425-2780	OCT / NOV PURCHASES	OFFICE SUPPLIES	551002-53901	\$30.59
001	300106	12/02/25	ELAN FINANCIAL SVCS - ACH	111425-2780	OCT / NOV PURCHASES	EQUIPMENT	546022-53901	\$1,142.35
001	300106	12/02/25	ELAN FINANCIAL SVCS - ACH	111425-2780	OCT / NOV PURCHASES	TRAVEL	540005-53901	\$50.00
001	300107	12/03/25	ADT SECURITY SVCS - ACH	1178620565-ACH	SEC SVCS 12/1-12/31/25	SEC SVC DEC 2025	534037-53901	\$41.30
001	300109	12/05/25	AMERITAS ACH	AM-112525-401-ACH	PD 12/5/25	Retirement Benefits	522020-53901	\$177.98
001	300110	12/05/25	AMERITAS ACH	AM-112625-457-ACH	PD 12/5/25	Retirement Benefits	522020-53901	\$450.00

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300111	12/08/25	ADT SECURITY SVCS - ACH	111325-5957-ACH	SEC SVCS DEC 2025	Contracts-Security Services	534037-53901	\$41.30
001	300112	12/15/25	DUKE ENERGY	112425-ACH	BILL PRD 10/28-11/25/25	Electricity - Streetlights	543013-53901	\$3,373.83
001	300113	12/16/25	FRONTIER	112025-7690-ACH	BILL PRD 11/22-12/21/25	Communication - Telephone	541003-53901	\$114.21
001	300114	12/17/25	AMERITAS ACH	AM-121525-457-ACH	PD 12/30/25	Retirement Benefits	522020-53901	\$450.00
001	300115	12/17/25	AMERITAS ACH	AM-121525-401-ACH	PD 12/30/25	Retirement Benefits	522020-53901	\$177.98
001	300116	12/26/25	WASTE MANAGEMENT OF FLORIDA - ACH	112525-2005-ACH	REFUSE REMOVAL	Utility - Refuse Removal	543020-53901	\$80.07
001	4334	12/02/25	MIKE FASANO	25198929	2025 SOLID WASTE ASSESSMENT	SOLID WASTE ASSESSMENT	531035-51301	\$773.17
001	4335	12/17/25	DAN NESSELT	120525-1003	Reimbursement for Nov Phone bill	BILLPRD 5/20-6/19/24	541003-53901	\$69.93
Fund Total								\$52,820.94

Total Checks Paid **\$52,820.94**

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	12/04/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callaghan, James G	001043	NK1001043	12/04/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callie, Sharon K	001050	NK1001050	12/04/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Hazelett, Bonnie K	001045	NK1001045	12/04/2025	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Van Liew, Robert R	001036	NK1001036	12/04/2025	200.00	184.70	184.70	1.00	200.00	200.00
Totals For Company Code NK1:					1,000.00	923.50	923.50	5.00	1,000.00	1,000.00

COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	TOTAL HOURS	REGULAR EARNINGS	ADDITIONAL EARNINGS : BON-BONUS	TOTAL EARNINGS
U6I	Kiely, William F	001035	U6I001035	12/19/2025	64.98	60.00	60.00			64.98	64.98
U6I	Kiely, William F	001035	U6I001035	12/05/2025	569.60	526.02	526.02	32.00	569.60		569.60
U6I	Kiely, William F	001035	U6I001035	12/19/2025	587.40	541.43	541.43	33.00	587.40		587.40
U6I	Lanser, Denise M	001051	U6I001051	12/19/2025	64.97	60.00	60.00			64.97	64.97
U6I	Lanser, Denise M	001051	U6I001051	12/05/2025	628.00	574.84	574.84	40.00	628.00		628.00
U6I	Lanser, Denise M	001051	U6I001051	12/19/2025	628.00	574.85	574.85	40.00	628.00		628.00
U6I	Nesselt, Daniel A	001006	U6I001006	12/19/2025	324.84	300.00	300.00			324.84	324.84
U6I	Nesselt, Daniel A	001006	U6I001006	12/05/2025	2,966.40	2,046.56	2,046.56	80.00	1,186.56		2,966.40
U6I	Nesselt, Daniel A	001006	U6I001006	12/19/2025	2,966.40	2,046.57	2,046.57	80.00	2,966.40		2,966.40
U6I	Pesce, Gregory A	001052	U6I001052	12/19/2025	64.96	60.00	60.00			64.96	64.96
U6I	Pesce, Gregory A	001052	U6I001052	12/05/2025	190.45	175.88	175.88	13.00	190.45		190.45
U6I	Pesce, Gregory A	001052	U6I001052	12/19/2025	29.30	27.05	27.05	2.00	29.30		29.30
U6I	Yates, John S	001047	U6I001047	12/19/2025	64.96	60.00	60.00			64.96	64.96
U6I	Yates, John S	001047	U6I001047	12/05/2025	418.75	386.72	386.72	25.00	418.75		418.75
U6I	Yates, John S	001047	U6I001047	12/19/2025	368.50	340.31	340.31	22.00	368.50		368.50
U6I	Yates, Martina	001042	U6I001042	12/19/2025	64.97	60.00	60.00			64.97	64.97
U6I	Yates, Martina	001042	U6I001042	12/05/2025	1,264.63	1,107.20	1,107.20	75.50	1,264.63		1,264.63
U6I	Yates, Martina	001042	U6I001042	12/19/2025	569.50	525.93	525.93	34.00	569.50		569.50
Totals For Company Code U6I:					11,836.61	9,473.36	9,473.36	476.50	9,407.09	649.68	11,836.61