



Lake Bernadette Community Development District

February 24, 2026

Agenda Package

TEAMS MEETING INFORMATION

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

Call-in (audio only) 1-646-838-1601 **Phone Conference ID:** 143 268 269#

2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33706

CLEAR PARTNERSHIPS



COLLABORATION



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EXCELLENCE



ACCOUNTABILITY



RESPECT

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Agenda Page 2

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, District Admin

REGULAR MEETING AGENDA

Tuesday, February 24, 2026 – 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#

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1. Call to Order and Roll Call
 2. Motion to Approve the agenda
 3. Audience Comments – Three- (3) Minute Time Limit
 4. Consent Agenda
 - A. Consideration of Minutes for January 27, 2026, Regular Meeting.....Page 3
 - B. Acceptance of the Financial Report as of January 2026.....Page 8
 5. Staff Reports
 - A. Aquatics Report.....Page 25
 - B. Attorney's Report
 - C. Engineer's Report
 - D. Clubhouse Manager's ReportPage 36
 - i. FHP Stats.....Page 37
 - ii. Consideration of Eric's Lawncare and Pressure Washing Inc., Estimate -Gulf Links BoulevardPage 38
 - iii. Consideration of J. T's Pressure Washing Estimate #637 – Sidewalks & All Curbing from Clubhouse to EilandPage 39
 - iv. Consideration of Mr. Pressure Washing LLC Estimate #000332 – Concrete Cleaning Sidewalks and CurbsPage 40
 - v. Consideration of Lake Bernadette Contractual Instructor AgreementPage 42
 - E. District Manager's Report
 - i. Review of the Clubhouse Rental FormPage 43
 6. Supervisor Requests
 7. Adjournment

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

District Office:
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

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

Meeting Room:
Lake Bernadette Clubhouse
5410 Golf Links Boulevard
Zephyrhills, FL 33541

**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, January 27, 2026, 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

Also present in person or via TEAMS call were:

Alba Sanchez	District Manager
Dan Nesselt	Operations Manager
Andy Cohen	District Counsel (via Teams)
Ruben Nesbitt	District Accountant (via Teams)

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 **Approval of Agenda**

On MOTION by Ms. Hazelett seconded by Mr. Van Liew, with all in favor, the agenda was approved as presented. 4-0

THIRD ORDER OF BUSINESS **Audience Comments**

There were no audience comments.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. Aquatics Report

- The Board reviewed the report and made no comments.

B. Attorney's Report

- i. Persson, Cohen, Mooney, Fernandez & Jackson, P.A., Engagement Proposal

- Attorney Andy Cohen from the office of Persson, Cohen, Mooney, Fernandez & Jackson, P.A., joined the meeting via Teams and provided a high-level overview of his firm and address any questions the Board may have on his Engagement proposal.
- Ms. Callie inquired whether the transition records from Scott Steady's office will be transferred to Attorney Cohen's office. Mr. Cohen stated that it will not be an issue, the transition will be smooth and without delay.

On MOTION by Ms. Hazelett seconded by Mr. Van Liew, with all in favor, Persson, Cohen, Mooney, Fernandez & Jackson, P.A., Engagement proposal was approved. 4-0

ii. Consideration of Resolution 2026-03, Change of Registered Agent

On MOTION by Ms. Hazelett seconded by Mr. Van Liew, with all in favor, Resolution 2026-03, Change of Registered Agent to Persson, Cohen, Mooney, Fernandez & Jackson, P.A., was adopted. 4-0

FIFTH ORDER OF BUSINESS

Business Administration/Consent Agenda

A. Consideration of Minutes for December 2, 2025, Regular Meeting

B. Acceptance of the Financial Report as of November and December 2025

- The Board requested to move up the Consent agenda.

On MOTION by Ms. Hazelett seconded by Ms. Callie, with all in favor, the Consent agenda was approved with the caveat that lines 52-54 are removed and acceptance of the November and December 2025 financial reports as presented. 4-0

C. Engineer's Report

There being none, the next business items followed.

F. Accountant Report

- The Board requested the attending vendors to present first as a courtesy so they could depart once they are finished.
- Mr. Nesbitt joined via Teams and provided a high-level overview of the District's financial status, noting no financial concerns to address. Moving forward, the Board requested that only during budget season will the accountant need to attend. The

accountant report should be removed from the agenda moving forward.

E. District Manager's Report

iv. Consideration of Landscape Service Proposals

Sunshine Landscape was in attendance to address the Board. Mr. Cory Fenech, the Business Development Manager from Sunrise Landscape, provided an overview of the company's history and experience, noting they have the HOA contract and since they are in the community they felt the decision to go with their firm made sense for the District. The Board requested Mr. Nesselt for his input and he agreed.

On MOTION by Mr. Berman seconded by Ms. Hazelett, with all in favor, to move forward with Sunrise Landscaping, contingent on the addition of the annuals to the contract and inclusion of mulch services with four scheduled yearly rotations, and subject to the preparation of a Service Agreement for Sunrise Landscaping to execute. 4-0

The vendor will make the requested changes and send the draft to the District manager who will then send it to the attorney for his redline review.

ii. Consideration of the Pool Resurfacing Proposals

Mr. Nesselt was asked to review each proposal and provide his recommendation. His recommendations were received.

On MOTION by Ms. Hazelett seconded by Mr. Van Liew, with all in favor, to move forward with Extreme Concrete Makeover for \$14,150 and Hardscape Reliable Deck for \$4,500. 4-0

iii. Consideration of Basketball Court Resurfacing

Mr. Nesselt was asked by the Board to provide his recommendation.

On MOTION by Mr. Van Liew seconded by Ms. Hazelett, with all in favor, to move forward with resurfacing the basketball court with vendor Ace Courts Inc. in the amount of \$3,875 4-0

v. Review of Clubhouse Rental Form Draft

There was open discussion on changes of verbiage to consider. Mr. Nesselt will make the

changes for review for the February meeting and move for a public hearing on the matter during the April meeting

D. Clubhouse Manager's Report

Mr. Nesselts provided an update on the Duke Energy Streetlight project. Only two poles are outstanding. The rest are up and running and the owners have expressed their satisfaction with the additional lighting in the District.

On MOTION by Mr. Berman seconded by Ms. Callie, with all in favor, to ratify an emergency action taken outside of a Board meeting for replacement of the pool heater (400 BTU unit) at a cost of \$6,500. 4-0

i. FHP Stats

The Board discussed the FHP Stats.

E. District Manager's Report (Continued)

i. Consideration of Resolution 2026-02, Resignation of Officers

On MOTION by Mr. Berman seconded by Ms. Callie, with all in favor, Resolution 2026-02, Redesignation of Officers, with Mr. Michael Berman, Chairman; Mr. Robert Van Liew, Vice Chairman; Ms. Bonnie Hazelett, Mr. James Callaghan and Ms. Sharon Callie, Assistant Secretaries; Mr. Stephen Bloom, Treasurer; Ms. Angel Montagna, Assistant Treasurer; Ms. Jennifer Goldyn, Secretary; and Ms. Alba Sanchez, Assistant Secretary was adopted. 4-0

SIXTH ORDER OF BUSINESS

Supervisor Requests

Supervisor Callie reported she contacted the County regarding the tree trimming needs and the County responded in a timely manner to the request.

Supervisor Van Liew requested that Mr. Nesselts begin sourcing proposal to replace street panels that have previously been grinded down for budget planning purposes.

Supervisor Berman requested the District manager and the Operations manager meet in the month of February to review the draft budget prior to presenting it to the Supervisors in March.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

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On MOTION by Ms. Hazelett seconded by Mr. Van Liew, with all
in favor, the meeting was adjourned at 7:46 p.m. 4-0

Michael Berman
Chairperson

***Lake Bernadette
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



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LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

January 31, 2026

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 685,654	\$ -	\$ -	\$ 685,654
Accounts Receivable - Other	369	-	-	369
Due From Other Funds	-	34,840	17,187	52,027
Investments:				
Money Market Account	1,784,726	-	-	1,784,726
Prepaid Items	6,141	-	-	6,141
Deposits	835	-	-	835
TOTAL ASSETS	\$ 2,477,725	\$ 34,840	\$ 17,187	\$ 2,529,752
<u>LIABILITIES</u>				
Accounts Payable	\$ 19,227	\$ -	\$ -	\$ 19,227
Accrued Expenses	12,910	-	-	12,910
Sales Tax Payable	27	-	-	27
Deposits	2,185	-	-	2,185
Due To Other Funds	52,027	-	-	52,027
TOTAL LIABILITIES	86,376	-	-	86,376
<u>FUND BALANCES</u>				
Nonspendable:				
Prepaid Items	6,141	-	-	6,141
Deposits	835	-	-	835
Assigned to:				
Operating Reserves	196,312	-	-	196,312
Reserves - Clubhouse/Cabana	35,576	-	-	35,576

Balance Sheet
January 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE		TOTAL
		COURT ROAD FUND	JANINE DRIVE FUND	
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:	1,713,652	34,840	17,187	1,765,679
TOTAL FUND BALANCES	\$ 2,391,349	\$ 34,840	\$ 17,187	\$ 2,443,376
TOTAL LIABILITIES & FUND BALANCES	\$ 2,477,725	\$ 34,840	\$ 17,187	\$ 2,529,752

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 BUDGET	JAN-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Interest - Investments	\$ 30,000	\$ 20,905	69.68%	\$ 2,500	\$ 5,060	\$ 2,560
Room Rentals	1,500	1,329	88.60%	125	328	203
Interest - Tax Collector	-	576	0.00%	-	513	513
Special Assmnts- Tax Collector	784,065	739,460	94.31%	12,527	18,086	5,559
Special Assmnts- Discounts	(31,362)	(29,336)	93.54%	(414)	(536)	(122)
Other Miscellaneous Revenues	500	23	4.60%	42	23	(19)
Access Cards	50	9	18.00%	4	-	(4)
Amenities Revenue	400	112	28.00%	33	75	42
Recreation Membership	1,700	850	50.00%	141	425	284
TOTAL REVENUES	786,853	733,928	93.27%	14,958	23,974	9,016

EXPENDITURES**Administration**

P/R-Board of Supervisors	12,000	2,800	23.33%	1,000	800	200
FICA Taxes	918	153	16.67%	77	-	77
ProfServ-Engineering	12,000	1,969	16.41%	1,000	567	433
ProfServ-Legal Services	5,000	325	6.50%	417	-	417
ProfServ-Mgmt Consulting	66,667	22,222	33.33%	5,555	5,556	(1)
ProfServ-Property Appraiser	150	-	0.00%	-	-	-
Auditing Services	4,750	-	0.00%	2,375	-	2,375
Postage and Freight	500	82	16.40%	42	3	39
Insurance - General Liability	60,000	24,119	40.20%	15,000	12,060	2,940
Legal Advertising	700	-	0.00%	58	-	58
Miscellaneous Services	1,200	-	0.00%	100	-	100

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 BUDGET	JAN-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Misc-Assessment Collection Cost	15,681	14,202	90.57%	251	351	(100)
Misc-Taxes	2,500	773	30.92%	-	-	-
Misc-Web Hosting	1,619	1,553	95.92%	134	-	134
Office Supplies	150	-	0.00%	13	-	13
Annual District Filing Fee	175	175	100.00%	-	-	-
Total Administration	184,010	68,373	37.16%	26,022	19,337	6,685
<u>Field</u>						
Payroll-General Staff	125,000	47,041	37.63%	10,416	16,407	(5,991)
FICA Taxes	9,563	3,588	37.52%	796	1,251	(455)
Retirement Benefits	7,640	2,602	34.06%	636	534	102
Life and Health Insurance	38,000	11,995	31.57%	3,166	2,986	180
Workers' Compensation	6,000	2,955	49.25%	500	1,477	(977)
Contracts-Janitorial Services	9,700	3,230	33.30%	808	850	(42)
Contracts-Security Services	500	165	33.00%	41	41	-
Contracts-Landscape	59,000	17,388	29.47%	4,916	4,347	569
Contracts-Pools	20,400	6,900	33.82%	1,700	1,800	(100)
Contracts-Ponds	20,000	6,192	30.96%	1,667	1,548	119
Contracts-Roving Patrol	15,000	4,125	27.50%	1,250	165	1,085
Travel	600	50	8.33%	50	-	50
Communication - Telephone	1,500	666	44.40%	125	184	(59)
Electricity - General	25,000	7,498	29.99%	2,083	1,748	335
Electricity - Streetlights	41,000	13,535	33.01%	3,416	3,353	63
Utility - Water	16,000	7,225	45.16%	1,333	3,947	(2,614)
Utility - Gas	6,000	1,904	31.73%	500	-	500
Utility - Refuse Removal	1,000	553	55.30%	83	312	(229)
R&M-Air Conditioning	3,000	3,023	100.77%	250	2,023	(1,773)

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 BUDGET	JAN-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)
R&M-Buildings	3,300	2,169	65.73%	275	-	275
R&M-Equipment	18,000	17,283	96.02%	1,500	812	688
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	-	133
R&M-Fitness Equipment	2,000	5,589	279.45%	166	-	166
R&M-Pressure Washing	10,000	450	4.50%	833	-	833
Road/Sidewalk Maintenance	5,000	-	0.00%	416	-	416
Miscellaneous Services	7,000	1,948	27.83%	583	212	371
Misc-Contingency	10,500	725	6.90%	875	-	875
Office Supplies	1,500	190	12.67%	125	112	13
Cleaning Supplies	5,000	672	13.44%	417	131	286
Op Supplies - Uniforms	600	-	0.00%	50	-	50
Subscriptions and Memberships	4,200	1,664	39.62%	350	676	(326)
Reserve	82,240	16,830	20.46%	6,853	-	6,853
Total Field	602,843	192,113	31.87%	50,228	44,916	5,312
TOTAL EXPENDITURES	786,853	260,486	33.10%	76,250	64,253	11,997
Excess (deficiency) of revenues						
Over (under) expenditures	-	473,442	0.00%	(61,292)	(40,279)	21,013
Net change in fund balance	\$ -	\$ 473,442	0.00%	\$ (61,292)	\$ (40,279)	\$ 21,013
FUND BALANCE, BEGINNING (OCT 1, 2025)	1,917,907	1,917,907				
FUND BALANCE, ENDING	\$ 1,917,907	\$ 2,391,349				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 BUDGET	JAN-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Special Assmnts- Tax Collector	4,116	3,875	94.14%	66	95	29
Special Assmnts- Discounts	(165)	(154)	93.33%	(2)	(3)	(1)
TOTAL REVENUES	3,951	3,721	94.18%	64	92	28
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	82	74	90.24%	1	2	(1)
Total Administration	82	74	90.24%	1	2	(1)
TOTAL EXPENDITURES	82	74	90.24%	1	2	(1)
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,647	94.26%	63	90	27
Net change in fund balance	\$ 3,869	\$ 3,647	94.26%	\$ 63	\$ 90	\$ 27
FUND BALANCE, BEGINNING (OCT 1, 2025)	31,193	31,193				
FUND BALANCE, ENDING	\$ 35,062	\$ 34,840				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JAN-26 BUDGET	JAN-26 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Special Assmnts- Tax Collector	1,932	1,788	92.55%	31	44	13
Special Assmnts- Discounts	(77)	(71)	92.21%	(1)	(1)	-
TOTAL REVENUES	1,855	1,717	92.56%	30	43	13
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	39	34	87.18%	3	1	2
Total Administration	39	34	87.18%	3	1	2
TOTAL EXPENDITURES	39	34	87.18%	3	1	2
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,683	92.68%	27	42	15
Net change in fund balance	\$ 1,816	\$ 1,683	92.68%	\$ 27	\$ 42	\$ 15
FUND BALANCE, BEGINNING (OCT 1, 2025)	15,504	15,504				
FUND BALANCE, ENDING	\$ 17,320	\$ 17,187				

Notes to the Financial Statements

January 31, 2026

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

January 31, 2026

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 93.27% of the Annual Adopted budget and Assessments are at 94.31% collected.
- ▶ Total General Fund expenditures are at approximately 33.10% of the Annual Adopted budget above the rated 33%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
<u>Administrative</u>				
Insurance - General Liability	\$ 60,000	\$ 24,119	40%	FMIT 2nd installment made in January.
Misc-Web Hosting	\$ 1,619	\$ 1,553	96%	ADA compliance payment - \$1,553.
Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<u>Field</u>				
Workers' Compensation	\$ 6,000	\$ 2,955	49%	FMIT 2nd installment made in January.
R&M-Air Conditioning	\$ 3,000	\$ 3,023	101%	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	\$ 17,283	96%	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.

Notes to the Financial Statements

January 31, 2026

Variance Analysis - contiuned

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Subscriptions and Memberships	\$ 4,200	\$ 1,664	40%	Complete I.T. ACS prox cards, Brivo monthly data plans, monthly email accounts.

LAKE BERNADETTE
Community Development District

Supporting Schedules

January 31, 2026

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

					ALLOCATION		
Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
Assessments Levied FY 2026				\$790,113	\$ 784,065	\$ 4,116	\$ 1,932
Allocation %				100.00%	99.24%	0.52%	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
01/09/26	17,331	540	354	18,224	18,086	95	44
TOTAL	\$ 701,251	\$ 29,560	\$ 14,311	\$ 745,122	\$ 739,460	\$ 3,875	\$ 1,788
% COLLECTED				94%	94%	94%	95%
TOTAL OUTSTANDING				\$ 44,991	\$ 44,605	\$ 241	\$ 144

Cash and Investment Report

January 31, 2026

<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%	\$ 685,654
			Subtotal Checking	\$ 685,654
Money Market Account	BankUnited	N/A	3.60%	\$ 1,784,726
			Subtotal MM	\$ 1,784,726
			Grand Total	<u><u>\$ 2,470,380</u></u>

LAKE BERNADETTE

Community Development District

Payment Register by Bank Account

For the Period from 01/1/26 to 01/31/26

(Sorted by Check / ACH No.)

Pymt Type	Check / ACH No.	Date	Payee Type	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
BANKUNITED, N.A. - (ACCT# XXXXX9786)									
Manual Check	100277	01/09/26	Vendor	FLORIDA MUNICIPAL INSURANCE TRUST	010126-FH0786	MEDICAL / DENTAL/ LIFE	MEDICAL / DENTAL / LIFE INS	001-523001-53901	\$3,036.47
Manual Check	100278	01/09/26	Vendor	AQUA TRIANGLE 1 CORP	01124-64-195	Pool Contract Dec 2025	MONTHLY POOL MAINT	001-534078-53901	\$1,700.00
Manual Check	100279	01/09/26	Vendor	CAMROCK FOUNDATIONS, INC	3729	Concrete Slab Stabilization-Pool	pool	001-568022-53901	\$16,830.00
Manual Check	100280	01/09/26	Vendor	INFRAMARK LLC	167732	Management fee Jan 2026	MGMT FEES	001-531027-51201	\$5,555.58
Manual Check	100281	01/09/26	Vendor	BAHR'S PROPANE GAS	U009E557	Propane Gas Refill Dec 2025	ANNUAL MAINT PROG	001-546004-53901	\$486.58
Manual Check	100282	01/09/26	Vendor	COASTAL FITNESS SERVICE	34744	SEVICE GYM EQUIPMENT	R&M-Fitness Equipment	001-546115-53901	\$175.00
Manual Check	100283	01/16/26	Vendor	DAN NESSELT	01052026	New Club House Christmas Lights	R&M-Equipment	001-546022-53901	\$93.99
Manual Check	300117	01/02/26	Vendor	AMERITAS ACH	100825-ACH	PD 10/08/25	Retirement Benefits	001-522020-53901	\$500.00
Manual Check	300118	01/02/26	Vendor	AMERITAS ACH	AM-122425-401-ACH	PD 12/24/25	PD 6/21/24	001-522020-53901	\$177.98
Manual Check	300119	01/06/26	Vendor	AMERITAS ACH	AM-122425-457-ACH	PD 1/2/26	Retirement Benefits	001-522020-53901	\$450.00
Manual Check	300120	01/16/26	Vendor	AMERITAS ACH	AM-010626-457-ACH	PD 1/9/26	Retirement Benefits	001-522020-53901	\$450.00
Manual Check	300121	01/16/26	Vendor	AMERITAS ACH	AM-010926-401-ACH	PD 1/9/26	Retirement Benefits	001-522020-53901	\$177.98
Manual Check	300122	01/21/26	Vendor	ADT SECURITY SVCS - ACH	1184615137	SEC SVCS JAN 2026	SEC SVCS JULY 2024	001-534037-53901	\$41.30
Manual Check	300123	01/28/26	Vendor	ADT SECURITY SVCS - ACH	1190478189	SEC SVCS FEB 2026	SEC SVCS JULY 2024	001-534037-53901	\$41.30
Manual Check	300130	01/15/26	Vendor	DUKE ENERGY	12/26/25-ACH	BILL PRD 12/04-01/06/26 11/23-12/25	BILL PRD 8/27-9/24/24	001-543013-53901	\$3,352.66
ACH	DD03358	01/20/26	Vendor	WASTE MANAGEMENT OF FLORIDA - ACH	1152943-1568-0-ACH	REFUSE REMOVAL	Utility - Refuse Removal	001-543020-53901	\$93.68
ACH	DD03359	01/30/26	Vendor	AMERITAS ACH	AM-012326-457-ACH	PD 1/30/26	Retirement Benefits	001-522020-53901	\$450.00
ACH	DD03360	01/30/26	Vendor	AMERITAS ACH	AM-012326-401-ACH	PD 1/30/26	Retirement Benefits	001-522020-53901	\$177.98
ACH	DD03361	01/26/26	Vendor	DUKE ENERGY	010826-ACH	BILL PRD 12/04-01/06/26	Electricity - General	001-543006-53901	\$1,967.41
ACH	DD03361	01/26/26	Vendor	DUKE ENERGY	010826-ACH	Credit Memo 000183	BILL PRD 12/04-01/06/26	001-543006-53901	(\$218.99)
Account Total									\$35,538.92

Total Amount Paid	\$35,538.92
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SOLITUDE

LAKE MANAGEMENT



Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-02-04

Prepared for:

District Manager
Inframark

Prepared by:

Wesley Chapel Field Office
[SOLITUDELAKEMANAGEMENT.COM](https://www.solitudelakemanagement.com)
888.480.LAKE (5253)

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Site: 13

Comments:

Site looks good

A recent herbicide application was performed to cut back some of the pennywort. The water flow structure is clear from all debris.

Action Required:

Routine maintenance next visit

Target:

Pennywort



Site: 16

Comments:

Site looks good

Site is doing much better with less invasive weeds growing in between the beneficial plants.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 17

Comments:

Normal growth observed

Planktonic algae has started forming once again and will need an algaecide application to clear it away.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: 18

Comments:

Site looks good

A small amount of submersed algae has started growing and will need an algaecide application to prevent future growth.

Action Required:

Routine maintenance next visit

Target:

Sub-surface algae



Site: 20

Comments:

No longer service pond 20

Action Required:

Target:

Site: 21

Comments:

Site looks good

The previous herbicide application has cleared away the new invasive weeds from the water.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



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



Site: 30

Comments:

Normal growth observed

Floating weeds are no longer an issue on the pond from last months application. Pennywort will need an herbicide application.

Action Required:

Routine maintenance next visit

Target:

Pennywort



Site: 30A

Comments:

Site looks good

A small amount of algae is growing around the perimeter of the pond and will need an application for control.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 32

Comments:

Site looks good

Floating weeds are not present anymore from last months application.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 33

Comments:

Site looks good

Our algaecide application did a great job of clearing away the surface algae.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 34

Comments:

Site looks good

Site has improved a lot there're no issues to note at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



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



Site: 45A

Comments:

Site looks good

Water levels are dropping and the cold weather has done some harm to the beneficial plants. New sprouts are starting to pop up.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 45B

Comments:

Site looks good

We will use an herbicide to make sure no weeds start to emerge from the low water levels.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



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



Site: 46B

Comments:

Site looks good

The littoral shelf on the back side of the pond will need an herbicide application for best control.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 47

Comments:

Site looks good

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

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: WA-9

Comments:

Site looks good

The planktonic algae is no longer an issue from our previous algaecide application.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Management Summary

The pictures on the left column are from January 2026 and the pictures on the right are from February 2026. I apologize the system still hasn't been updated for the new year.

We will also work on an updated map that will be better to read and doesn't include pond 20.

Water levels have dropped again in all the ponds. Our main priority for this month is to use herbicides to prevent future weeds from growing in the ponds. Some of the ponds are running dry and weeds could start growing where the water normally is. Pond 33 is looking much better from last months algaecide application. Some normal growth of planktonic algae should clear up in a couple of days following an algaecide application.

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

Agenda Page 34
2026-02-04

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



CDD Meeting Topics of Discussion

Lake Bernadette Community Center

February 24, 2026

Upcoming Events:

1. Cdd meeting 2/24 6:00pm
2. Egg Rolls 2/3 5-8PM
3. Got Lobstah 2/15 3-6pm
4. Girl Scouts 2/20 6-8pm

Upcoming Projects:

1. Basketball court resurfacing (March) Ace courts
2. Pool deck renovation (March) Extreme concrete)
3. Golf links sidewalks proposal from Site Masters
4. 4 Pressure washing Golf Links Blvd. sidewalks proposals provided
5. Pressure wash all patio furniture (March)
6. Trim trees back around main pool deck (April)
7. Pasco County Fire inspection (back flow valve re-inspection 3/11)

Completed projects/ tasks

1. Replaced two rotten wood deck floor 2x6x12 planks.
2. 4 new renters registered
3. 6 access cards updated
4. 9 access cards replaced
5. Repaired new radar sign power issue (bad breaker) Reese electric
6. Repaired 2 media room seat backings that were falling off
7. Patched the exit side of Quiet Oak In entrance at Lakeview (Site Masters)
8. Replaced 3 broken wall outlet plates
9. Touch up painting and spackle work throughout clubhouse (Lost Art)
10. Cleaned clubhouse gutters
11. Cleaned glass throughout clubhouse
12. Pasco county fire inspection (back flow valve re-inspection 3/11)
13. Replaced area with pool cover reel area with 5 new lounge chairs at main pool

FHP Stats January

14th

Speed 5

Warn 1

26th

Speed 4

29th

Speed 4

Speed warning 1

TO: Lake Bernadette CDD
Attention: Dan
5410 Gulf Links Blvd
Zephyrhills, Florida 33541

SALESPERSON	JOB	PAYMENT TERMS
Eric Rosinski	Sales	Due on receipt

QTY	DESCRIPTION	UNIT PRICE	LINE TOTAL
1	Pressure Washing Sidewalks and Curbing on Gulf Links Blvd starting at Gulf Links Lane to Eiland Blvd	1	\$7,500.00
TOTAL			7,500.00

ERIC'S LAWN CARE AND PRESSURE WASHING, LLC | PHONE: 813-997-1497



ESTIMATE	Agenda Page 39	#637
ESTIMATE DATE	Feb 10, 2026	
TOTAL	\$5,975.00	

J.T's Pressure Washing

Dan
5419 Golf Links Blvd
Zephyrhills, FL 33541

(813) 788-7690
Info@lakebernadette.org

CONTACT US
5622 Southernview Dr
Zephyrhills, FL 33541

(813) 727-9613
jt.pressurewashing17@gmail.com

Service completed by: Justin & Tiffani Hendricks

ESTIMATE

Services	qty	unit price	amount
Sidewalks & ALL Curbing From Clubhouse to Eiland	1.0	\$5,975.00	\$5,975.00

Services subtotal: \$5,975.00

Subtotal	\$5,975.00
Tax (Bank Fee 3%)	\$0.00

Total **\$5,975.00**



ESTIMATE

EST-000332

Estimate Date: Feb 11, 2026

Expiry Date: Mar 11, 2026

FROM:**Mr. Pressure Washing, LLC**

EIN # 86-3823543

Email: misterpressurewashing@gmail.com

Phone: (352) 263-0114

TO:**Lake bernadette**

Attn: Dan

5410 Golf Links Boulevard

Zephyrhills, FL, 33541

Phone: (813) 788-7690

JOB LOCATION:**Lake bernadette**

5410 Golf Links Boulevard

Zephyrhills, FL, 33541

Phone: (813) 788-7690

JOB:

Estimate

#	Services	Qty	Discount	Tax (%)	Total
1	Concrete Cleaning sidewalks Our concrete cleaning service restores the look and longevity of your driveways, sidewalks, and patios. Using professional-grade equipment and eco-friendly solutions, we remove stubborn stains, mold, mildew, and discoloration. Whether it's routine maintenance or preparing for a special occasion, we ensure your concrete surfaces look pristine, safe, and inviting.	28350.00	\$0.00	No Tax	\$2,835.00
2	Concrete Cleaning curbs Our concrete cleaning service restores the look and longevity of your driveways, sidewalks, and patios. Using professional-grade equipment and eco-friendly solutions, we remove stubborn stains, mold, mildew, and discoloration. Whether it's routine maintenance or preparing for a special occasion, we ensure your concrete surfaces look pristine, safe, and inviting.	10800.00	\$0.00	No Tax	\$4,860.00
				Subtotal	\$7,695.00
				Grand Total (\$)	\$7,695.00

Accepted payment methods

Credit Card, Check, Cash

Message

It will be my pleasure to serve you and your home.

Terms

By signing a contract you are signing a legally binding contract for work to be performed.

This estimate is an approximation and is not guaranteed. Actual cost may change once all project elements are finalized or negotiated. Prior to any changes of cost, the client will be notified.

Services. Upon acceptance, we will perform the services described in this estimate. Any additional services requested by you and not included in this estimate will incur additional charges.

Schedule. The services will be completed and will be made in accordance with the schedule agreed upon.

Changes. Changes in the specifications, quantities, schedule or other aspects of the services that are requested or approved by you do not become binding unless accepted in writing. Any such changes may result in additional or increased charges, and you agree to pay such increased charges.

Taxes. You will be responsible for payment of all applicable federal, state and local taxes.

Payment Terms. All invoices for services covered by the estimate are payable upon completion of work or date stated on the invoice.

Late Charges; Interest. Any invoices not paid by you on the date of completion may bear interest after the due date until the invoice is paid.

We abide to all of the statements stated on this estimate - Service Terms and Conditions.

If applicable, client agrees to authorize us on their property for the purposes of performing the services stated on this estimate. Client understands that although we try our best to provide you with an accurate timeframe, there is no set timeframe for the completion of services and several visits to the property may be required. The time stated on your appointment is just an arrival window, we will be sure to contact you when we are on our way. We also have permission to visit the property with little or no notice to assess service needs prior to the date of service, as well as to check completion after services have been rendered.

Client agrees to allow us to utilize any photos, descriptions, reviews, quotes, texts or videos of the property for marketing purposes.

By inquiring about our services or doing business with us, you are giving your consent to receive notifications and messages (e-mail or text) regarding our promotions or services.

Again, we appreciate you agreeing to these terms and conditions as we only set them in place to ensure everyone's safety and satisfaction. If you have any questions regarding these Terms and Conditions, please reach out to us.

You can be confident, that our goal is to provide you with the highest quality of service! We look forward to working with you!

Lake Bernadette Contractual Instructor Agreement

This Agreement is made and effective the _____ by and between
Lake Bernadette Community Development District (LBCDD)

It is mutually agreed by and between the undersigned Parties as follows:

The term of this Agreement shall be commencing on the day of _____
and ending on the _____ unless otherwise specified.

During the term of this Agreement, the parties shall pay the LBCDD a fee of
_____. The monthly fee shall be due and payable to LBCDD no
later than the 1st day of each month.

Party is permitted to advertise services to residents and non-residents, with prior
approval of the LBCDD Clubhouse Manager.

Party is required to provide and maintain liability insurance.

Party shall indemnify and hold harmless LBCDD with respect to any loss, liability,
injury, or damage that arises out of, or is in any way related to indemnifying
party's performance under this Agreement, negligence or willful misconduct of
Indemnified Parties.

The Party agrees to comply with all applicable laws, guidelines, rules, regulations
and requirements applicable to the Lake Bernadette Community center and use
of the premises.

The Parties hereto have executed this agreement on the date set forth below.

Lake Bernadette Community Development District

Name: _____

Date: _____

Title: _____

Name: _____

Date: _____

Title: _____

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 of complying and abiding with all the rules and regulations given to me regarding the Clubhouse. I also understand that I assume full responsibility of 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 \$150.00 up to 4 hours plus \$50 for each additional hour is required for the use of the facility during staffed hours ending by 8 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 50% of deposit is lost at 10:15 P.M. and 100% at 10:30P.M. (The fee will be collected by staff at end of event.)

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 condition it was upon arrival when departing. Cleaning fees are **\$100 per hour** if not returned in the same condition.

_____ Deposit \$500.00

_____ Use Fee \$150.00 for up to 4 hours \$50 each additional hour

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

Signature of resident _____ Date _____

Signature of staff preparing agreement _____ Date _____