



Lake Bernadette Community Development District

March 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 33607

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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
Andy Cohen, District Counsel
Tonja Stewart, District Engineer
Dan Nesselt, Operations Manager
Ruben Nesbitt, District Accountant
Howard Neal, Field Inspector Director
Karen Baker, Administrative Assistant

REGULAR MEETING AGENDA

Tuesday, March 24, 2026 – 6:00 p.m.

[Join the meeting now](#)

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. Guest Speaker - Pasco County Sheriff's Department**
- 5. Consent Agenda**
 - A. Consideration of Minutes for February 24, 2026 Regular MeetingPage 3
 - B. Acceptance of the Financial Report as of February 2026..... Page 7
- 6. Staff Reports**
 - A. District Accountant Report
 - i. Motion to Assign Fund Balance for Fiscal Year 2025..... Page 24
 - ii. Discussion of Fiscal Year 2026-2027 Proposed Budget..... Page 25
 - B. Aquatics Report Page 40
 - C. Attorney's Report
 - D. Engineer's Report
 - E. Clubhouse Manager's ReportPage 51
 - i. FHP Stats Page 52
 - ii. Discussion of Rental Rules and Cleanup Checklist..... Page 53
 - iii. Consideration of Cooper Pools Quote #689 – Commercial Installation/Repairs..... Page 55
 - iv. Consideration of Inframark Sidewalk Safety Improvement Proposal – Golf Links Boulevard..... Page 58
 - v. Consideration of Site Masters of Florida, LLC Proposal - Golf Links Sidewalk ReplacementsPage 65
 - vi. SOLitude Lake Management Fountain Proposal..... Page 66
 - vii. Consideration of Artistic Pools of Florida Inc. Proposal #2026-0316-S0532Page 80
 - F. District Manager's Report
 - i. Discussion of Reserve Study Page 84
- 7. Supervisor Requests**
- 8. Adjournment**

The next Regular Meeting is scheduled for Tuesday, April 28, 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

39 Water Way and Golf Links Boulevard was just studied last month and was placed on the
40 “Warranted, but Unfunded” list to be entered into the CIP list in future years.

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FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Consideration of Minutes for January 27, 2026, Regular Meeting**
- B. Acceptance of the Financial Report as of January 2026**

On MOTION by Mr. Van Liew seconded by Ms. Callie, with all in favor, the Consent agenda was approved as presented. 5-0

49 **FIFTH ORDER OF BUSINESS** **Staff Reports**

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- A. Aquatics Report**
 - The Board reviewed the report.
- B. Attorney’s Report**
 - No report.
- C. Engineer’s Report**
 - No report.
- D. Clubhouse Manager’s Report**
 - Mr. Nesselt presented his report.
 - i. FHP Stats**
 - The FHP Stats were reviewed.
 - ii. Consideration of Eric’s Lawncare and Pressure Washing Inc., Estimate – Gulf Links Boulevard**
 - iii. Consideration of J. T’s Pressure Washing Estimate #636 – Sidewalks & All Curbing from Clubhouse**
 - iv. Consideration of Mr. pressure Washing LLC Estimate #000332 – Concrete Cleaning Sidewalks and Curbs**
 - Mr. Nesselt reviewed the above proposals listed on the agenda. After much discussion, the Board decided to table the proposals until next month and directed Mr. Nesselt to contact Rainmaker Pressure Cleaning so they can be added to the list of vendors being considered.
 - v. Consideration of Lake Bernadette Contractual Agreement**
 - The Board discussed the agreement. Ms. Callie recommended a percentage-based approach, along with different hourly rates for residents and non-residents as long as a

78 percentage of the participants are residents. A 60% resident participation was
79 discussed.

- 80 • Mr. Berman continued the open discussion and proposed taking a tally vote on the
81 matter. The Board voted 4-1 in favor of requiring resident participation for monthly
82 Clubhouse rentals, with Mr. Callaghan disagreeing. The Board then voted on whether
83 to set the minimum resident participation requirement at 30% The Board voted 4-1,
84 with Mr. Callaghan disagreeing.

85

86 On MOTION by Mr. Berman seconded by Mr. Van Liew, with all
87 in favor, the Board agreed to grandfather the two current classes
88 (Karate and Zumba) at their current rates through September 30,
89 2026. All new classes must meet the requirement of having at least
90 30% resident participation, the rate will be \$38 per hour, and all new
91 requests will need to be approved by the Board moving forward. 5-
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94 **E. District Manager’s Report**

95 Ms. Sanchez explained the need to have a service agreement for all contracts presented to the
96 District along with the Anti-Human Trafficking affidavit.

97 **i. Review of the Clubhouse Rental Form**

98 An open discussion was held regarding the changes of verbiage to be considered. Mr. Nesselt
99 will incorporate the clean-up checklist along with the yearly increase verbiage which will be
100 included in next month’s agenda and forwarded to the attorney for review. A Public Hearing
101 is scheduled for the April meeting.

102

103 **SIXTH ORDER OF BUSINESS**

Supervisor Requests

104 Mr. Berman informed the Supervisors that a meeting will be held with the District Manager,
105 Accountant and Operations Manager to review the preliminary budget, He requested Mr.
106 Nesselt discuss with the rest of his team any items they would like to include in the discussion
107 for budget projections.

108 Ms. Callie discussed the need for signage at the pool/tennis court requesting residents do not
109 allow visitors to follow behind an owner or piggyback when entering the facility. This is a
110 safety concern and as owners we all need to be vigilant on who enters the facilities.

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112 **SEVENTH ORDER OF BUSINESS**

Adjournment

113 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 7:26 p.m. 5-0

Michael Berman
Chairperson

*Lake Bernadette
Community
Development
District*

Financial Report

February 28, 2026

CLEAR PARTNERSHIPS



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LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

February 28, 2026

Balance Sheet
February 28, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>GENERAL FUND</u> | <u>DOUBLE EAGLE COURT ROAD FUND</u> | <u>JANINE DRIVE FUND</u> | <u>TOTAL</u> |
|-----------------------------|---------------------|-----------------------------------------|--------------------------|---------------------|
| <u>ASSETS</u> | | | | |
| Cash - Checking Account | \$ 638,442 | \$ - | \$ - | \$ 638,442 |
| Accounts Receivable - Other | 369 | - | - | 369 |
| Due From Other Funds | - | 34,902 | 17,215 | 52,117 |
| Investments: | | | | |
| Money Market Account | 1,789,310 | - | - | 1,789,310 |
| Prepaid Items | 10,254 | - | - | 10,254 |
| Deposits | 835 | - | - | 835 |
| TOTAL ASSETS | \$ 2,439,210 | \$ 34,902 | \$ 17,215 | \$ 2,491,327 |
| <u>LIABILITIES</u> | | | | |
| Accounts Payable | \$ 19,063 | \$ - | \$ - | \$ 19,063 |
| Accrued Expenses | 8,694 | - | - | 8,694 |
| Sales Tax Payable | 27 | - | - | 27 |
| Deposits | 2,185 | - | - | 2,185 |
| Due To Other Funds | 52,117 | - | - | 52,117 |
| TOTAL LIABILITIES | 82,086 | - | - | 82,086 |
| <u>FUND BALANCES</u> | | | | |
| Nonspendable: | | | | |
| Prepaid Items | 10,254 | - | - | 10,254 |
| Deposits | 835 | - | - | 835 |
| Assigned to: | | | | |
| Operating Reserves | 196,312 | - | - | 196,312 |

Balance Sheet
February 28, 2026

| 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: | 1,675,314 | 34,902 | 17,215 | 1,727,431 |
| TOTAL FUND BALANCES | \$ 2,357,124 | \$ 34,902 | \$ 17,215 | \$ 2,409,241 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 2,439,210 | \$ 34,902 | \$ 17,215 | \$ 2,491,327 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>YEAR TO DATE ACTUAL</u> | <u>YTD ACTUAL AS A % OF ADOPTED BUD</u> | <u>FEB-26 BUDGET</u> | <u>FEB-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|--------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <u>REVENUES</u> | | | | | | |
| Interest - Investments | \$ 30,000 | \$ 25,494 | 84.98% | \$ 2,500 | \$ 4,584 | \$ 2,084 |
| Room Rentals | 1,500 | 1,329 | 88.60% | 125 | - | (125) |
| Interest - Tax Collector | - | 576 | 0.00% | - | - | - |
| Special Assmnts- Tax Collector | 784,065 | 751,855 | 95.89% | 34,558 | 12,396 | (22,162) |
| Special Assmnts- Discounts | (31,362) | (29,589) | 94.35% | (1,346) | (252) | 1,094 |
| Other Miscellaneous Revenues | 500 | 23 | 4.60% | 42 | - | (42) |
| Access Cards | 50 | 9 | 18.00% | 4 | - | (4) |
| Amenities Revenue | 400 | 112 | 28.00% | 33 | - | (33) |
| Recreation Membership | 1,700 | 850 | 50.00% | 141 | - | (141) |
| TOTAL REVENUES | 786,853 | 750,659 | 95.40% | 36,057 | 16,728 | (19,329) |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administration</u> | | | | | | |
| P/R-Board of Supervisors | 12,000 | 3,800 | 31.67% | 1,000 | 1,000 | - |
| FICA Taxes | 918 | 153 | 16.67% | 77 | - | 77 |
| ProfServ-Engineering | 12,000 | 1,969 | 16.41% | 1,000 | - | 1,000 |
| ProfServ-Legal Services | 5,000 | 325 | 6.50% | 417 | - | 417 |
| ProfServ-Mgmt Consulting | 66,667 | 27,778 | 41.67% | 5,555 | 5,556 | (1) |
| ProfServ-Property Appraiser | 150 | - | 0.00% | - | - | - |
| Auditing Services | 4,750 | - | 0.00% | - | - | - |
| Postage and Freight | 500 | 91 | 18.20% | 42 | 9 | 33 |
| Insurance - General Liability | 60,000 | 24,119 | 40.20% | - | - | - |
| 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 February 28, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>YEAR TO DATE ACTUAL</u> | <u>YTD ACTUAL AS A % OF ADOPTED BUD</u> | <u>FEB-26 BUDGET</u> | <u>FEB-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|---------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| Misc-Assessment Collection Cost | 15,681 | 14,445 | 92.12% | 695 | 243 | 452 |
| 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 | 75,181 | 40.86% | 9,091 | 6,808 | 2,283 |
| Field | | | | | | |
| Payroll-General Staff | 125,000 | 57,677 | 46.14% | 10,416 | 10,636 | (220) |
| FICA Taxes | 9,563 | 4,399 | 46.00% | 796 | 811 | (15) |
| Retirement Benefits | 7,640 | 2,958 | 38.72% | 636 | 356 | 280 |
| Life and Health Insurance | 38,000 | 18,034 | 47.46% | 3,166 | 6,039 | (2,873) |
| Workers' Compensation | 6,000 | 2,955 | 49.25% | 500 | - | 500 |
| Contracts-Janitorial Services | 9,700 | 3,995 | 41.19% | 808 | 765 | 43 |
| Contracts-Security Services | 500 | 207 | 41.40% | 41 | 41 | - |
| Contracts-Landscape | 59,000 | 21,735 | 36.84% | 4,916 | 4,347 | 569 |
| Contracts-Pools | 20,400 | 8,700 | 42.65% | 1,700 | 1,800 | (100) |
| Contracts-Ponds | 20,000 | 7,740 | 38.70% | 1,667 | 1,548 | 119 |
| Contracts-Roving Patrol | 15,000 | 5,940 | 39.60% | 1,250 | 1,815 | (565) |
| Travel | 600 | 100 | 16.67% | 50 | 50 | - |
| Communication - Telephone | 1,500 | 964 | 64.27% | 125 | 298 | (173) |
| Electricity - General | 25,000 | 9,326 | 37.30% | 2,083 | 1,829 | 254 |
| Electricity - Streetlights | 41,000 | 16,945 | 41.33% | 3,416 | 3,410 | 6 |
| Utility - Water | 16,000 | 7,225 | 45.16% | 1,333 | 2,248 | (915) |
| Utility - Gas | 6,000 | 6,571 | 109.52% | 500 | 1,644 | (1,144) |
| Utility - Refuse Removal | 1,000 | 553 | 55.30% | 83 | - | 83 |
| R&M-Air Conditioning | 3,000 | - | 0.00% | 250 | - | 250 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | FEB-26 BUDGET | FEB-26 ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| R&M-Buildings | 3,300 | 2,719 | 82.39% | 275 | 550 | (275) |
| R&M-Equipment | 18,000 | 21,941 | 121.89% | 1,500 | 4,658 | (3,158) |
| 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 | 390 | 24.38% | 133 | 130 | 3 |
| R&M-Fitness Equipment | 2,000 | 6,884 | 344.20% | 166 | 1,295 | (1,129) |
| R&M-Pressure Washing | 10,000 | 800 | 8.00% | 833 | 350 | 483 |
| Road/Sidewalk Maintenance | 5,000 | - | 0.00% | 416 | - | 416 |
| Miscellaneous Services | 7,000 | 2,415 | 34.50% | 583 | 467 | 116 |
| Misc-Contingency | 10,500 | 1,075 | 10.24% | 875 | 350 | 525 |
| Office Supplies | 1,500 | 230 | 15.33% | 125 | 40 | 85 |
| Cleaning Supplies | 5,000 | 1,048 | 20.96% | 417 | 375 | 42 |
| Op Supplies - Uniforms | 600 | - | 0.00% | 50 | - | 50 |
| Subscriptions and Memberships | 4,200 | 2,207 | 52.55% | 350 | 543 | (193) |
| Reserve | 82,240 | 16,830 | 20.46% | 6,853 | - | 6,853 |
| Total Field | 602,843 | 236,261 | 39.19% | 50,228 | 46,395 | 3,833 |
| TOTAL EXPENDITURES | 786,853 | 311,442 | 39.58% | 59,319 | 53,203 | 6,116 |
| Excess (deficiency) of revenues Over (under) expenditures | - | 439,217 | 0.00% | (23,262) | (36,475) | (13,213) |
| Net change in fund balance | \$ - | \$ 439,217 | 0.00% | \$ (23,262) | \$ (36,475) | \$ (13,213) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 1,917,907 | 1,917,907 | | | | |
| FUND BALANCE, ENDING | \$ 1,917,907 | \$ 2,357,124 | | | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>YEAR TO DATE ACTUAL</u> | <u>YTD ACTUAL AS A % OF ADOPTED BUD</u> | <u>FEB-26 BUDGET</u> | <u>FEB-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|--------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <u>REVENUES</u> | | | | | | |
| Special Assmnts- Tax Collector | 4,116 | 3,940 | 95.72% | 181 | 65 | (116) |
| Special Assmnts- Discounts | (165) | (155) | 93.94% | (7) | (1) | 6 |
| TOTAL REVENUES | 3,951 | 3,785 | 95.80% | 174 | 64 | (110) |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administration</u> | | | | | | |
| Misc-Assessment Collection Cost | 82 | 76 | 92.68% | 4 | 1 | 3 |
| Total Administration | 82 | 76 | 92.68% | 4 | 1 | 3 |
| TOTAL EXPENDITURES | 82 | 76 | 92.68% | 4 | 1 | 3 |
| Excess (deficiency) of revenues Over (under) expenditures | 3,869 | 3,709 | 95.86% | 170 | 63 | (107) |
| Net change in fund balance | \$ 3,869 | \$ 3,709 | 95.86% | \$ 170 | \$ 63 | \$ (107) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 31,193 | 31,193 | | | | |
| FUND BALANCE, ENDING | \$ 35,062 | \$ 34,902 | | | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>ANNUAL ADOPTED BUDGET</u> | <u>YEAR TO DATE ACTUAL</u> | <u>YTD ACTUAL AS A % OF ADOPTED BUD</u> | <u>FEB-26 BUDGET</u> | <u>FEB-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|--------------------------------------------------------------|--------------------------------------|--------------------------------|-------------------------------------------------|--------------------------|--------------------------|-------------------------------------|
| <u>REVENUES</u> | | | | | | |
| Special Assmnts- Tax Collector | 1,932 | 1,818 | 94.10% | 85 | 30 | (55) |
| Special Assmnts- Discounts | (77) | (72) | 93.51% | (3) | (1) | 2 |
| TOTAL REVENUES | 1,855 | 1,746 | 94.12% | 82 | 29 | (53) |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administration</u> | | | | | | |
| Misc-Assessment Collection Cost | 39 | 35 | 89.74% | 2 | 1 | 1 |
| Total Administration | 39 | 35 | 89.74% | 2 | 1 | 1 |
| TOTAL EXPENDITURES | 39 | 35 | 89.74% | 2 | 1 | 1 |
| Excess (deficiency) of revenues Over (under) expenditures | 1,816 | 1,711 | 94.22% | 80 | 28 | (52) |
| Net change in fund balance | \$ 1,816 | \$ 1,711 | 94.22% | \$ 80 | \$ 28 | \$ (52) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 15,504 | 15,504 | | | | |
| FUND BALANCE, ENDING | \$ 17,320 | \$ 17,215 | | | | |

Notes to the Financial Statements

February 28, 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

February 28, 2026

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 95.40% of the Annual Adopted budget and Assessments are at 95.89% collected.
- ▶ Total General Fund expenditures are at approximately 39.58% of the Annual Adopted budget below the targeted 42%.

Variance Analysis

| <u>Account Name</u> | <u>Annual Budget</u> | <u>YTD Actual</u> | <u>% of Budget</u> | <u>Explanation</u> |
|-------------------------------|----------------------|-------------------|--------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 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. |
| | | | | |
| <u>Account Name</u> | <u>Annual Budget</u> | <u>YTD Actual</u> | <u>% of Budget</u> | <u>Explanation</u> |
| <u>Field</u> | | | | |
| Workers' Compensation | \$ 6,000 | \$ 2,955 | 49% | FMIT 2nd installment made in January. |
| Utility - Gas | \$ 6,000 | \$ 6,571 | 110% | Bahr's Propane Gas propane gas refill services. |
| R&M-Buildings | \$ 3,300 | \$ 2,719 | 82% | Lake Bernadette Community Assoc. - \$1,875 repair monument; other miscellaneous repairs. |
| R&M-Equipment | \$ 18,000 | \$ 21,941 | 122% | 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; Extreme Concrete Makeover cool deck resurfacing - \$3,538; other miscellaneous repairs. |

Notes to the Financial Statements

February 28, 2026

Variance Analysis - continued

| Account Name | Annual Budget | YTD Actual | % of Budget | Explanation |
|-------------------------------|----------------------|-------------------|--------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| R&M-Fitness Equipment | \$ 2,000 | \$ 6,884 | 344% | Coastal Fitness Service install elliptical machine - \$1,400, treadmill lower board repair - \$1,666, install model leg press - \$2,348, install recumbent bike - \$1,295; other miscellaneous repairs. |
| Subscriptions and Memberships | \$ 4,200 | \$ 2,207 | 53% | Complete I.T. ACS prox cards, Brivo monthly data plans, monthly email accounts. |

LAKE BERNADETTE
Community Development District

Supporting Schedules

February 28, 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**

| 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 | \$ 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 |
| 02/11/26 | 11,992 | 254 | 245 | 12,491 | 12,396 | 65 | 30 |
| TOTAL | \$ 713,243 | \$ 29,814 | \$ 14,556 | \$ 757,613 | \$ 751,856 | \$ 3,940 | \$ 1,818 |
| % COLLECTED | | | | 96% | 96% | 96% | 96% |
| TOTAL OUTSTANDING | | | | \$ 32,500 | \$ 32,209 | \$ 176 | \$ 114 |

Cash and Investment Report

February 28, 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% | \$ 638,442 |
| | | | Subtotal Checking | \$ 638,442 |
| Money Market Account | BankUnited | N/A | 3.40% | \$ 1,789,310 |
| | | | Subtotal MM | \$ 1,789,310 |
| | | | Grand Total | \$ 2,427,752 |

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 02/01/2026 to 02/28/2026

(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 | 100284 | 02/09/26 | AQUA TRIANGLE 1 CORP | 5294353 | Pool services Jan 2026 | MONTHLY POOL MAINT | 534078-53901 | \$1,800.00 |
| 001 | 100285 | 02/09/26 | SOLITUDE LAKE MANAGMENT | PSI230070 | Pond Billing Jan 2026 | JULY LAKE MAINT | 534089-53901 | \$1,548.00 |
| 001 | 100285 | 02/09/26 | SOLITUDE LAKE MANAGMENT | PSI236536 | Solitude Lake Management Feb 2026 | JULY LAKE MAINT | 534089-53901 | \$1,548.00 |
| 001 | 100286 | 02/09/26 | REESE ELECTRICAL INC | 16059 | Repair entrance lights LV lighting Jan 2026 | electrical | 549001-53901 | \$155.00 |
| 001 | 100287 | 02/09/26 | DAN NESSELT | 012126-1003 | reimbursement for December phone bill | BILLPRD 5/20-6/19/24 | 541003-53901 | \$69.93 |
| 001 | 100288 | 02/09/26 | BAHR'S PROPANE GAS | S0035120 | installation of pool heater Dec 2025 | ANNUAL MAINT PROG | 546022-53901 | \$6,550.00 |
| 001 | 100288 | 02/09/26 | BAHR'S PROPANE GAS | U1055391 | Propane Gas Refill Jan 2026 | ANNUAL MAINT PROG | 546004-53901 | \$560.84 |
| 001 | 100288 | 02/09/26 | BAHR'S PROPANE GAS | U1055549 | refill propane for outdoor clubhouse | ANNUAL MAINT PROG | 546004-53901 | \$253.70 |
| 001 | 100288 | 02/09/26 | BAHR'S PROPANE GAS | U1056028 | Propone Gas | ANNUAL MAINT PROG | 546004-53901 | \$672.70 |
| 001 | 100288 | 02/09/26 | BAHR'S PROPANE GAS | U1055824 | Propane Gas Refill Jan 2026 | ANNUAL MAINT PROG | 546004-53901 | \$314.09 |
| 001 | 100288 | 02/09/26 | BAHR'S PROPANE GAS | U1056199 | Commercial Outside Haz | ANNUAL MAINT PROG | 546004-53901 | \$221.50 |
| 001 | 100289 | 02/09/26 | DLTD SOLUTIONS INC. | 0006008 | Roving Patrols Jan 2026 | ROVING PATROL | 534099-53901 | \$165.00 |
| 001 | 100290 | 02/09/26 | COMPLETE I.T. | 18664 | Brivio Reader Monthly Plan | GOOGLE EMAIL ACCTS | 554001-53901 | \$326.00 |
| 001 | 100290 | 02/09/26 | COMPLETE I.T. | 18835 | Prox cards ACS | GOOGLE EMAIL ACCTS | 554001-53901 | \$350.00 |
| 001 | 100290 | 02/09/26 | COMPLETE I.T. | 18929 | Brivio Reader Monthly Plan | GOOGLE EMAIL ACCTS | 554001-53901 | \$326.00 |
| 001 | 100291 | 02/09/26 | INFRAMARK LLC | 169039 | postage for Jan 2026 | POSTAGE | 541006-51301 | \$2.96 |
| 001 | 100291 | 02/09/26 | INFRAMARK LLC | 170581 | Management Fee Feb 2026 | MGMT FEES | 531027-51201 | \$5,555.58 |
| 001 | 100292 | 02/09/26 | FLORIDA MUNICIPAL INSURANCE TRUST | 020126-FH0786 | MEDICAL/DENTAL/LIFE INS | MEDICAL / DENTAL / LIFE INS | 523001-53901 | \$6,072.94 |
| 001 | 100293 | 02/09/26 | STAN'S LOCK AND KEY SERVICE | 8830 | locksmith Jan 2026 | locksmith | 546022-53901 | \$294.49 |
| 001 | 100294 | 02/09/26 | STANTEC | 2511227 | Engineer Services Jan 2026 | engineer | 531013-51501 | \$566.50 |
| 001 | 100295 | 02/17/26 | SARAH NESSELT | 011426- | Cleaning of the clubhouse Jan 2026 | JUNE JANITORIAL SVCS | 534026-53901 | \$850.00 |
| 001 | 100296 | 02/17/26 | AQUA TRIANGLE 1 CORP | 32123027 | Pool repair Feb 2026 | R/M POOL | 546022-53901 | \$175.00 |
| 001 | 100296 | 02/17/26 | AQUA TRIANGLE 1 CORP | 32123015 | Pool repair Stenner feeder Feb 2026 | MONTHLY POOL MAINT | 546022-53901 | \$489.95 |
| 001 | 100296 | 02/17/26 | AQUA TRIANGLE 1 CORP | 32123490 | Contract Pool Service Feb 2026 | MONTHLY POOL MAINT | 534078-53901 | \$1,800.00 |
| 001 | 100297 | 02/17/26 | STAN'S LOCK AND KEY SERVICE | 8872 | Gate spring hinge install Feb 2026 | lock | 549001-53901 | \$437.42 |
| 001 | 100298 | 02/17/26 | SHORT & SIMPLE SUPPLIES INC | INV27468 | Office Supplies Feb 2026 | supplies | 554001-53901 | \$217.25 |
| 001 | 100299 | 02/17/26 | ERIC ROSINSKI | 020426- | Pressure Wash Parking Lot, gutters | pressure | 546171-53901 | \$350.00 |
| 001 | 100300 | 02/24/26 | INFRAMARK LLC | 171467 | POSTAGE Feb 2026 | POSTAGE | 541006-51301 | \$8.88 |
| 001 | 100301 | 02/24/26 | ON THE FLY PEST CONTROL, LLC | 021026- | Pest Control Feb 2026 | PEST CONTROL | 546070-53901 | \$130.00 |
| 001 | 100302 | 02/24/26 | JEFFREY MASON | 0006009 | Security/Traffic Control December | SEC / TRAFFIC CONTROL | 534037-53901 | \$825.00 |
| 001 | 100303 | 02/24/26 | YELLOWSTONE LANDSCAPE | 1107587 | Monthly Landscape Feb 2026 | landscape | 534050-53901 | \$4,347.00 |
| 001 | 300127 | 02/04/26 | WASTE MANAGEMENT OF FLORIDA - ACH | 1160190-1568-8 | Overage Service Yards Inciden | Utility - Refuse Removal | 543020-53901 | \$218.68 |
| 001 | 300128 | 02/10/26 | FRONTIER | 813-788-7690-032223- | BILL PRD 01/22-2/21/26 | Communication - Telephone | 541003-53901 | \$114.12 |
| 001 | 300131 | 02/11/26 | ELAN FINANCIAL SVCS - ACH | 121225-2780 | SUPPLIES | CLEANING SUPPLIES | 551003-53901 | \$130.87 |
| 001 | 300131 | 02/11/26 | ELAN FINANCIAL SVCS - ACH | 121225-2780 | SUPPLIES | Office Supplies | 551002-53901 | \$112.36 |
| 001 | 300131 | 02/11/26 | ELAN FINANCIAL SVCS - ACH | 121225-2780 | SUPPLIES | R&M Equipment | 546022-53901 | \$342.16 |
| 001 | 300132 | 02/11/26 | AMERITAS ACH | AM-020926-457-ACH | PD 2/13/26 | Retirement Benefits | 522020-53901 | \$450.00 |
| 001 | 300133 | 02/11/26 | AMERITAS ACH | AM-020926-401-ACH | PD 2/13/26 | Retirement Benefits | 522020-53901 | \$177.98 |
| 001 | 300136 | 02/13/26 | DUKE ENERGY | 1/27/26-ACH | BILLING PRD 12/24/25-01/26/26 | Electricity - General | 543006-53901 | \$1,627.06 |
| 001 | 300136 | 02/13/26 | DUKE ENERGY | 1/27/26-ACH | BILLING PRD 12/24/25-01/26/26 | BILL PRD 8/27-9/24/24 | 543013-53901 | \$3,259.93 |
| 001 | 300137 | 02/26/26 | AMERITAS ACH | AM-022326-457-ACH | PD 2/27/26 | Retirement Benefits | 522020-53901 | \$450.00 |
| 001 | 300138 | 02/26/26 | AMERITAS ACH | AM-022326-401-ACH | PD 2/27/26 | Retirement Benefits | 522020-53901 | \$177.98 |
| 001 | DD03363 | 02/11/26 | PASCO COUNTY UTILITIES SERVICE | 01122026A | UTILITIES JAN 2026 | WATER/SEWER | 543018-53901 | \$2,248.41 |
| Fund Total | | | | | | | | \$46,293.28 |

| | |
|--------------------------|--------------------|
| Total Checks Paid | \$46,293.28 |
|--------------------------|--------------------|

**LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT**

Motion: Assigning Fund Balance as of 09/30/25

The Board hereby assigns the FY 2025 Reserves as follows:

| | <u>FY 2025</u> |
|---------------------------------|--------------------------|
| Operating Reserves | \$ 196,312 |
| Reserves - Clubhouse/Cabana | 35,576 |
| Reserves - Court Amenities | 15,717 |
| Reserves - Lake Embank/Drainage | 92,517 |
| Reserves - Other | 190,559 |
| Reserves - Roadways | 44,693 |
| Reserves - Swimming Pools | 95,347 |
| Total Assigned Reserves | <u><u>\$ 670,721</u></u> |



Lake Bernadette
Community Development District

FISCAL YEAR 2027
PROPOSED BUDGET

March 17, 2026

CLEAR PARTNERSHIPS



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Lake Bernadette
Community Development District

Operating Budget

FY 2027

| ACCOUNT DESCRIPTION | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|--------------------------------|---------------------|---------------------|--------------------|---------------------|---------------------|
| | BUDGET | THRU | March- | PROJECTED | BUDGET |
| | FY 2026 | 2/28/2026 | 9/30/2026 | FY 2026 | FY 2027 |
| REVENUES | | | | | |
| Interest - Investments | \$30,000.00 | \$25,494.00 | \$4,506.00 | \$30,000.00 | \$30,000.00 |
| Special Assmnts- Tax Collector | \$784,065.00 | \$751,855.00 | \$32,210.00 | \$784,065.00 | \$828,380.33 |
| Special Assmnts- Discounts | -\$31,362.00 | -\$29,589.00 | \$0.00 | -\$29,589.00 | -\$33,135.21 |
| Room Rentals | \$1,500.00 | \$1,329.00 | \$171.00 | \$1,500.00 | \$1,500.00 |
| Interest - Tax Collector | \$0.00 | \$576.00 | \$0.00 | \$576.00 | \$0.00 |
| Other Miscellaneous Revenues | \$500.00 | \$23.00 | \$477.00 | \$500.00 | \$500.00 |
| Access Cards | \$50.00 | \$9.00 | \$41.00 | \$50.00 | \$50.00 |
| Amenities Revenue | \$400.00 | \$112.00 | \$288.00 | \$400.00 | \$400.00 |
| Recreation Membership | \$1,700.00 | \$850.00 | \$850.00 | \$1,700.00 | \$1,700.00 |
| TOTAL REVENUES | \$786,853.00 | \$750,659.00 | \$38,543.00 | \$789,202.00 | \$829,395.12 |

EXPENDITURES

Administrative

| | | | | | |
|---------------------------------|---------------------|--------------------|---------------------|---------------------|---------------------|
| P/R-Board of Supervisors | \$12,000.00 | \$3,800.00 | \$8,200.00 | \$12,000.00 | \$12,000.00 |
| FICA Taxes | \$918.00 | \$153.00 | \$765.00 | \$918.00 | \$918.00 |
| ProfServ-Engineering | \$12,000.00 | \$1,969.00 | \$10,031.00 | \$12,000.00 | \$12,000.00 |
| ProfServ-Legal Services | \$5,000.00 | \$325.00 | \$4,675.00 | \$5,000.00 | \$5,000.00 |
| ProfServ-Mgmt Consulting | \$66,667.00 | \$27,778.00 | \$39,815.13 | \$67,593.13 | \$68,667.01 |
| ProfServ-Property Appraiser | \$150.00 | \$0.00 | \$150.00 | \$150.00 | \$150.00 |
| Auditing Services | \$4,750.00 | \$0.00 | \$4,750.00 | \$4,750.00 | \$4,750.00 |
| Postage and Freight | \$500.00 | \$91.00 | \$409.00 | \$500.00 | \$500.00 |
| Insurance - General Liability | \$60,000.00 | \$24,119.00 | \$35,881.00 | \$60,000.00 | \$60,000.00 |
| Legal Advertising | \$700.00 | \$0.00 | \$700.00 | \$700.00 | \$700.00 |
| Miscellaneous Services | \$1,200.00 | \$0.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 |
| Misc-Assessment Collection Cost | \$15,681.00 | \$14,445.00 | \$1,236.00 | \$15,681.00 | \$16,567.61 |
| Misc-Taxes | \$2,500.00 | \$773.00 | \$1,727.00 | \$2,500.00 | \$2,500.00 |
| Misc-Web Hosting | \$1,619.00 | \$1,553.00 | \$66.00 | \$1,619.00 | \$1,619.00 |
| Office Supplies | \$150.00 | \$0.00 | \$150.00 | \$150.00 | \$150.00 |
| Annual District Filing Fee | \$175.00 | \$175.00 | \$0.00 | \$175.00 | \$175.00 |
| Total Administrative | \$184,010.00 | \$75,181.00 | \$109,755.13 | \$184,936.13 | \$186,896.62 |

Field

| | | | | | |
|-------------------------------|--------------|-------------|-------------|--------------|--------------|
| Payroll-General Staff | \$125,000.00 | \$57,677.00 | \$67,323.00 | \$125,000.00 | \$125,000.00 |
| FICA Taxes | \$9,563.00 | \$4,399.00 | \$5,164.00 | \$9,563.00 | \$9,562.50 |
| Retirement Benefits | \$7,640.00 | \$2,958.00 | \$4,682.00 | \$7,640.00 | \$7,640.00 |
| Life and Health Insurance | \$38,000.00 | \$18,034.00 | \$19,966.00 | \$38,000.00 | \$38,000.00 |
| Workers' Compensation | \$6,000.00 | \$2,955.00 | \$3,045.00 | \$6,000.00 | \$6,000.00 |
| Contracts-Janitorial Services | \$9,700.00 | \$3,995.00 | \$5,705.00 | \$9,700.00 | \$9,700.00 |

| ACCOUNT DESCRIPTION | ADOPTED | ACTUAL | PROJECTED | TOTAL | ANNUAL |
|-------------------------------|---------------------|---------------------|---------------------|----------------------|---------------------|
| | BUDGET FY 2026 | THRU 2/28/2026 | March- 9/30/2026 | PROJECTED FY 2026 | BUDGET FY 2027 |
| Contracts-Security Services | \$500.00 | \$207.00 | \$293.00 | \$500.00 | \$500.00 |
| Contracts-Landscape | \$59,000.00 | \$21,735.00 | \$31,153.50 | \$52,888.50 | \$82,056.00 |
| Contracts-Pools | \$20,400.00 | \$8,700.00 | \$11,700.00 | \$20,400.00 | \$20,400.00 |
| Contracts-Ponds | \$20,000.00 | \$7,740.00 | \$12,260.00 | \$20,000.00 | \$20,000.00 |
| Contracts-Roving Patrol | \$15,000.00 | \$5,940.00 | \$9,060.00 | \$15,000.00 | \$15,000.00 |
| Travel | \$600.00 | \$100.00 | \$500.00 | \$600.00 | \$600.00 |
| Communication - Telephone | \$1,500.00 | \$964.00 | \$536.00 | \$1,500.00 | \$1,500.00 |
| Electricity - General | \$25,000.00 | \$9,326.00 | \$15,674.00 | \$25,000.00 | \$25,000.00 |
| Electricity - Streetlights | \$41,000.00 | \$16,945.00 | \$24,055.00 | \$41,000.00 | \$41,000.00 |
| Utility - Water | \$16,000.00 | \$7,225.00 | \$8,775.00 | \$16,000.00 | \$16,000.00 |
| Utility - Gas | \$6,000.00 | \$6,571.00 | \$9,418.43 | \$15,989.43 | \$4,000.00 |
| Utility - Refuse Removal | \$1,000.00 | \$553.00 | \$447.00 | \$1,000.00 | \$1,000.00 |
| R&M-Air Conditioning | \$3,000.00 | \$0.00 | \$3,000.00 | \$3,000.00 | \$3,000.00 |
| R&M-Buildings | \$3,300.00 | \$2,719.00 | \$581.00 | \$3,300.00 | \$3,300.00 |
| R&M-Equipment | \$18,000.00 | \$21,941.00 | \$0.00 | \$21,941.00 | \$16,000.00 |
| R&M-Fitness Equipment | \$2,000.00 | \$6,884.00 | \$9,867.07 | \$16,751.07 | \$8,000.00 |
| R&M-Other Landscape | \$25,000.00 | \$0.00 | \$25,000.00 | \$25,000.00 | \$25,000.00 |
| R&M-Irrigation | \$22,000.00 | \$3,698.00 | \$18,302.00 | \$22,000.00 | \$22,000.00 |
| R&M-Pest Control | \$1,600.00 | \$390.00 | \$1,210.00 | \$1,600.00 | \$1,600.00 |
| R&M-Pressure Washing | \$10,000.00 | \$800.00 | \$1,146.67 | \$1,946.67 | \$8,000.00 |
| Road/Sidewalk Maintenance | \$5,000.00 | \$0.00 | \$0.00 | \$0.00 | \$25,000.00 |
| Miscellaneous Services | \$7,000.00 | \$2,415.00 | \$4,585.00 | \$7,000.00 | \$7,000.00 |
| Misc-Contingency | \$10,500.00 | \$1,075.00 | \$9,425.00 | \$10,500.00 | \$10,500.00 |
| Office Supplies | \$1,500.00 | \$230.00 | \$329.67 | \$559.67 | \$500.00 |
| Cleaning Supplies | \$5,000.00 | \$1,048.00 | \$1,502.13 | \$2,550.13 | \$2,500.00 |
| Op Supplies - Uniforms | \$600.00 | \$0.00 | \$0.00 | \$0.00 | \$700.00 |
| Subscriptions and Memberships | \$4,200.00 | \$2,207.00 | \$1,993.00 | \$4,200.00 | \$4,200.00 |
| Reserve | \$82,240.00 | \$16,830.00 | \$65,410.00 | \$82,240.00 | \$82,240.00 |
| Total Field | \$602,843.00 | \$236,261.00 | \$372,108.47 | \$608,369.47 | \$642,498.50 |

| | | | | | |
|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|
| TOTAL EXPENDITURES | \$786,853.00 | \$311,442.00 | \$481,863.60 | \$793,305.60 | \$829,395.12 |
|---------------------------|---------------------|---------------------|---------------------|---------------------|---------------------|

Excess (deficiency) of revenues

| | | | | | |
|---------------------------|--------|--------------|---------------|-------------|--------|
| Over (under) expenditures | \$0.00 | \$439,217.00 | -\$443,320.60 | -\$4,103.60 | \$0.00 |
|---------------------------|--------|--------------|---------------|-------------|--------|

OTHER FINANCING SOURCES (USES)

| | | | | | |
|---------------------|--------|--------|--------|--------|--------|
| Use of Fund Balance | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
|---------------------|--------|--------|--------|--------|--------|

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 2/28/2026 | PROJECTED March- 9/30/2026 | TOTAL PROJECTED FY 2026 | ANNUAL BUDGET FY 2027 |
|-----------------------------------|------------------------------|-----------------------------|----------------------------------|-------------------------------|-----------------------------|
| TOTAL OTHER SOURCES (USES) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net change in fund balance | | \$439,217.00 | -\$443,320.60 | -\$4,103.60 | \$0.00 |
| FUND BALANCE, BEGINNING | \$1,917,907.00 | \$1,917,907.00 | \$0.00 | \$1,917,907.00 | \$1,913,803.40 |
| FUND BALANCE, ENDING | \$1,917,907.00 | \$2,357,124.00 | -\$443,320.60 | \$1,913,803.40 | \$1,913,803.40 |

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS

| | |
|----------------------------------------------------------------|-----------------------|
| Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025 | \$1,917,907.00 |
| Less: Forecasted Surplus/(Deficit) as of 9/30/2026 | -\$4,103.60 |
| Estimated Funds Available - 9/30/2026 | \$1,913,803.40 |

FISCAL YEAR 2027 RESERVE FUND ANALYSIS

| | |
|----------------------------------------------------------------|-----------------------|
| Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026 | \$1,913,803.40 |
| Less: First Quarter Operating Reserve (1) | -\$207,348.78 |
| Less: Designated Reserves for Capital Projects | -\$638,889.00 |
| Less: Forecasted Surplus/(Deficit) as of 9/30/2027 | \$0.00 |
| Estimated Remaining Undesignated Cash as of 9/30/2027 | \$1,067,565.62 |

Notes

(1) Represents approximately 3 months of operating expenditures

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Special Assessments-Tax Collector

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

Special Assessments-Discounts

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

Room Rentals

The District receives fees for clubhouse rentals.

Interest Tax Collector

Interest received from Pasco County Tax Collector.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Access Cards

The District receives fees for pool access cards and keys.

Amenities Revenue

Revenue associated with Clubhouse or pool activities.

Recreation Membership

The District receives fees for non-resident memberships.

EXPENDITURES

Financial and Administrative

P/R-Board of Supervisors

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

FICA Taxes

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

Professional Services-Engineering

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

Professional Services-Legal Services

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

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Professional Services-Management Consulting

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

Professional Services-Property Appraiser

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

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage and Freight

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

Insurance - General Liability

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

Legal Advertising

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

Miscellaneous Services

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

Misc-Assessment Collection Costs

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

Misc-Taxes

This includes stormwater fees.

Misc-Web Hosting

This includes website maintenance.

Office Supplies

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

Annual District Filing Fee

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

Budget Narrative
Fiscal Year 2027

Field

Payroll-General Staff

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

FICA Taxes

Payroll taxes for employees.

Retirement Benefits

Retirement plan for eligible district employees.

Life and Health Insurance

Insurance for eligible district employees.

Workers' Compensation

Workers' compensation for employees.

Contracts-Janitorial Services

Expenses incurred for cleaning services for the District.

Contracts-Security Service

Expenses incurred for security services for the District.

Contracts-Landscape

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

Contracts-Pools

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

Contract-Ponds

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

Contracts-Roving Patrol

Expenses incurred for roving patrols for the District.

Travel

Reimbursement for mileage of field services personnel.

Communication - Telephone

Telephone and internet charges incurred by the district.

Electricity-General

Electricity usage for District facilities and assets.

Electricity-Streetlighting

Streetlighting usage for District facilities and assets.

Utility-Water

Water irrigation usage for District facilities and assets.

Utility-Gas

Gas usage for District facilities and assets.

Budget Narrative
Fiscal Year 2027

Field (continued)

Utility-Refuse Removal

Refuse removal for District facilities.

R&M-Air Conditioning

The District periodically implements needed repairs to ensure maintenance of the air conditioning system.

R&M-Buildings

The District periodically implements needed repairs to ensure maintenance of the District buildings.

R&M-Equipment

The District periodically implements needed repairs to ensure maintenance of the District equipment.

R&M-Fitness Equipment

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

R&M-Other Landscape

The District periodically adds items to enhance the landscape.

R&M-Irrigation

The District periodically implements needed repairs to ensure maintenance of the irrigation system.

R&M-Pest Control

This includes periodic application of pesticides to District facilities to ensure a pest free, safe and healthy environment.

R&M-Pressure Washing

Expenses incurred for Pressure cleaning of the district.

Road / Sidewalk Maintenance

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

Miscellaneous Services

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

Miscellaneous Contingency

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

Office Supplies

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

Operating Supplies-Uniforms

The District will provide uniforms for clubhouse staff.

Subscriptions and Memberships

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

Reserve

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

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 002

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 2/28/2026 | PROJECTED March- 9/30/2026 | TOTAL PROJECTED FY 2026 | ANNUAL BUDGET FY 2027 |
|--------------------------------------------------------------|------------------------------|-----------------------------|----------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | |
| Special Assmnts- Tax Collector | \$4,116.00 | \$3,940.00 | \$176.00 | \$4,116.00 | \$4,116.00 |
| Special Assmnts- Discounts | -\$165.00 | -\$155.00 | \$0.00 | -\$155.00 | -\$164.64 |
| TOTAL REVENUES | \$3,951.00 | \$3,785.00 | \$176.00 | \$3,961.00 | \$3,951.36 |
| EXPENDITURES | | | | | |
| <i>Administrative</i> | | | | | |
| Misc-Assessment Collection Cost | \$82.00 | \$76.00 | \$6.00 | \$82.00 | \$82.32 |
| Total Administrative | \$82.00 | \$76.00 | \$6.00 | \$82.00 | \$82.32 |
| TOTAL EXPENDITURES | \$82.00 | \$76.00 | \$6.00 | \$82.00 | \$82.32 |
| Excess (deficiency) of revenues Over (under) expenditures | \$3,869.00 | \$3,709.00 | \$170.00 | \$3,879.00 | \$3,869.04 |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Contribution to (Use of) Fund Balance | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL OTHER SOURCES (USES) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net change in fund balance | | \$3,709.00 | \$170.00 | \$3,879.00 | \$3,869.04 |
| FUND BALANCE, BEGINNING | \$31,193.00 | \$31,193.00 | \$0.00 | \$31,193.00 | \$35,072.00 |
| FUND BALANCE, ENDING | \$35,062.00 | \$34,902.00 | \$170.00 | \$35,072.00 | \$38,941.04 |

Summary of Revenues Expenditures and Changes in Fund Balance
Fiscal Year 2027 Budget
General Fund 003

| ACCOUNT DESCRIPTION | ADOPTED BUDGET FY 2026 | ACTUAL THRU 2/28/2026 | PROJECTED March- 9/30/2026 | TOTAL PROJECTED FY 2026 | ANNUAL BUDGET FY 2027 |
|--------------------------------------------------------------|------------------------------|-----------------------------|----------------------------------|-------------------------------|-----------------------------|
| REVENUES | | | | | |
| Special Assmnts- Tax Collector | \$1,932.00 | \$1,818.00 | \$114.00 | \$1,932.00 | \$1,931.94 |
| Special Assmnts- Discounts | -\$77.00 | -\$72.00 | \$0.00 | -\$72.00 | -\$77.28 |
| TOTAL REVENUES | \$1,855.00 | \$1,746.00 | \$114.00 | \$1,860.00 | \$1,854.66 |
| EXPENDITURES | | | | | |
| <i>Administrative</i> | | | | | |
| Misc-Assessment Collection Cost | \$39.00 | \$35.00 | \$4.00 | \$39.00 | \$38.64 |
| <i>Total Administrative</i> | \$39.00 | \$35.00 | \$4.00 | \$39.00 | \$38.64 |
| TOTAL EXPENDITURES | \$39.00 | \$35.00 | \$4.00 | \$39.00 | \$38.64 |
| Excess (deficiency) of revenues Over (under) expenditures | \$1,816.00 | \$1,711.00 | \$110.00 | \$1,821.00 | \$1,816.03 |
| OTHER FINANCING SOURCES (USES) | | | | | |
| Contribution to (Use of) Fund Balance | | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| TOTAL OTHER SOURCES (USES) | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Net change in fund balance | | \$1,711.00 | \$110.00 | \$1,821.00 | \$1,816.03 |
| FUND BALANCE, BEGINNING | \$15,504.00 | \$15,504.00 | \$0.00 | \$15,504.00 | \$17,325.00 |
| FUND BALANCE, ENDING | \$17,320.00 | \$17,215.00 | \$110.00 | \$17,325.00 | \$19,141.03 |

Lake Bernadette

Community Development District

Supporting Budget Schedule

FY 2027

**Comparison of Assessment Rates
Fiscal Year 2027 vs. Fiscal Year 2026**

| Product | General Fund 001 (O&M) | | | General Fund 002 (O&M) | | | General Fund 003 (O&M) | | | Total Assessments per Unit | | | Units |
|-----------------------------|------------------------|----------|----------------|------------------------|---------|----------------|------------------------|---------|----------------|----------------------------|----------|----------------|------------|
| | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | FY 2027 | FY 2026 | Percent Change | |
| Double Eagle Court | \$925.56 | \$876.05 | 5.7% | \$98.00 | \$98.00 | 0% | \$0.00 | \$0.00 | n/a | \$1,023.56 | \$974.05 | 5.1% | 42 |
| Janine Drive | \$925.56 | \$876.05 | 5.7% | \$0.00 | \$0.00 | n/a | \$69.00 | \$69.00 | 0% | \$994.56 | \$945.06 | 5.2% | 28 |
| All Remaining Neighborhoods | \$925.56 | \$876.05 | 5.7% | \$0.00 | \$0.00 | n/a | \$0.00 | \$0.00 | n/a | \$925.56 | \$876.05 | 5.7% | 825 |
| | | | | | | | | | | | | | 895 |

SOLITUDE LAKE MANAGEMENT



Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-03-16

Prepared for:

District Manager
Inframark

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 13,16,17 _____ 3

PONDS 18,20,21 _____ 4

PONDS 22,30,30A _____ 5

PONDS 32,33,34 _____ 6

PONDS 35,45A,45B _____ 7

PONDS 46A,46B,47 _____ 8

PONDS WA-9 _____ 9

MANAGEMENT/COMMENTS SUMMARY _____ 9, 10

SITE MAP _____ 11

Site: 13

Comments:

Normal growth observed

The water flow structure is clear from all debris. Site is in good shape. Small amount of shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds



Site: 16

Comments:

Site looks good

Site is still doing well. Beneficial plants are coming in nicely. Shoreline banks are clear of weeds and trash.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 17

Comments:

Normal growth observed

Planktonic algae has cleared up. Now there is a surface algae bloom present. An algaecide application will be needed.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 18

Comments:

Site looks good
Surface algae has started growing and will need an algaecide application to prevent future growth.



Action Required:

Routine maintenance next visit

Target:

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. Site is looking great.



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. Small amount of growth since last report.



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 has cleared up on shoreline. Some new beneficials popping up.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 30A

Comments:

Site looks good

Algae growing around the perimeter of the pond is almost completely cleared up. We will monitor and see if another application is needed at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 32

Comments:

Site looks good

Floating weeds are not present anymore from last months application. Site is looking great.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 33

Comments:

Normal growth observed

Site has had a new algae bloom. Algaecide application will be needed clearing away the surface algae.

Action Required:

Routine maintenance next visit

Target:

Surface algae



Site: 34

Comments:

Site looks good

Site has improved a lot there're no issues to note at this time. New beneficials coming in on shoreline.

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 still low. 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. Water levels got slightly higher.



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 another 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 March 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 present a new foam board with updated map during upcoming CDD meeting.

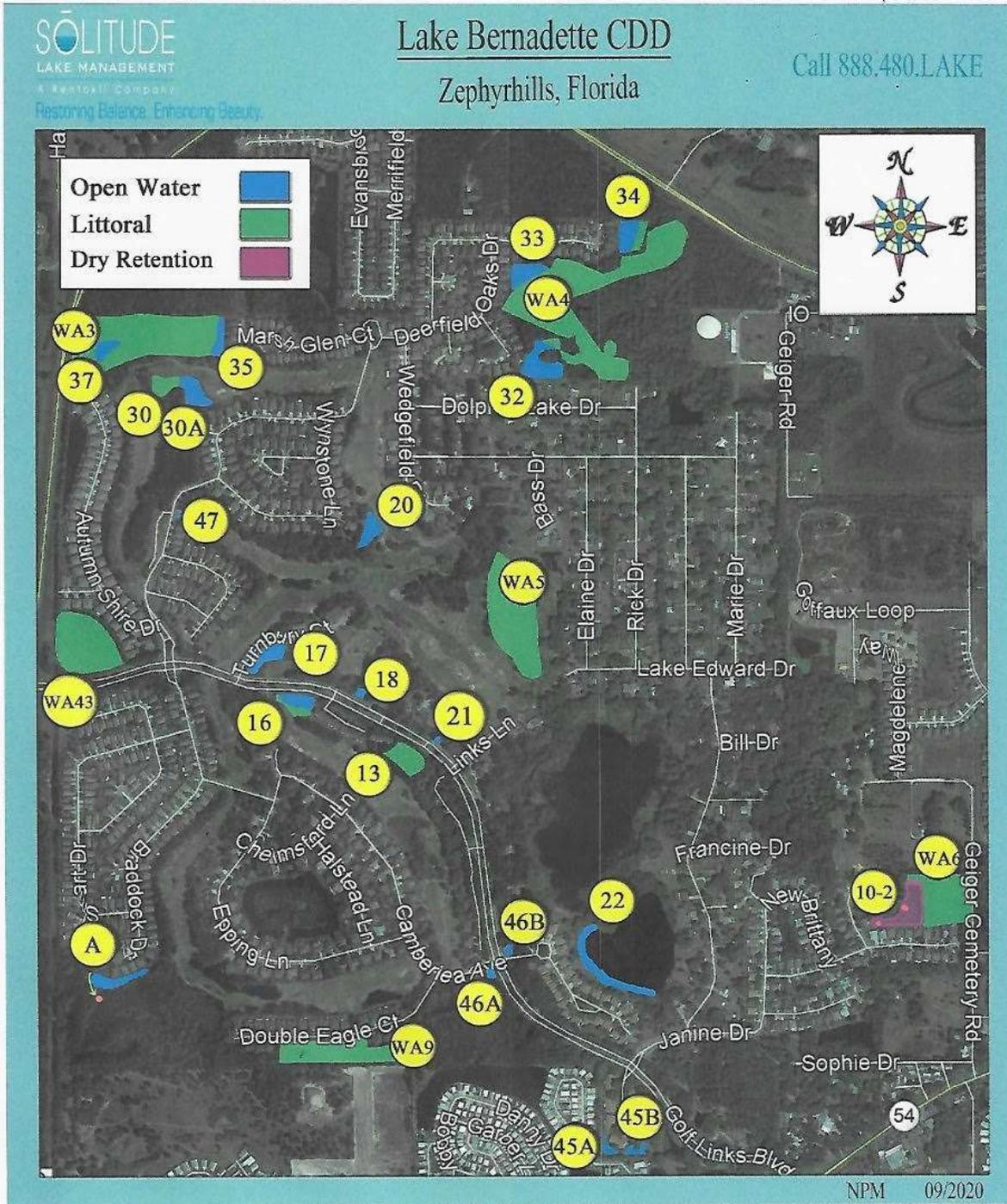
Water levels are still low in most the ponds. Our main priority for this month is to use herbicides to prevent future weeds from growing in the ponds. Some of the ponds are running dry and weeds could start growing where the water normally is. Pond 17, 18 and 33 are experiencing algae blooms. These sites will be treated, as well as a followed up on to ensure they clear up.

All other sites are looking great. New beneficiais are coming in along some shorelines.

Feel free to reach out with any questions or concerns. Email: emalina.robinson@solitudelake.com

Thank you for choosing SOLitude Lake Management!

| Site | Comments | Target | Action Required |
|------|------------------------|----------------------|--------------------------------|
| 13 | Normal growth observed | Shoreline weeds | Routine maintenance next visit |
| 16 | Site looks good | Species non-specific | Routine maintenance next visit |
| 17 | Normal growth observed | Surface algae | Routine maintenance next visit |
| 18 | Site looks good | 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 | Species non-specific | 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 | 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 |



March 24, 2026

Upcoming Events:

1. Cdd meeting 3/24 6:00pm
2. Blood drive 31rst 5-8pm
3. Yard Sale 21rst 8-2pm
4. Girl Scouts 3/20 6-8pm
5. Easter egg hunt 4/3/26 6pm

Upcoming Projects:

1. Basketball court resurfacing (April) Ace courts
2. Pool deck renovation (April) Extreme concrete)
3. Golf links sidewalks proposal from Site Masters
4. 4 Pressure washing Golf Links Blvd. sidewalks proposals provided
5. Replace damaged amenity sign from fallen tree Golf Links Blvd
6. Trim trees back around main pool deck (April)
7. ADA mulch for playground April (Sunrise)

Completed projects/ tasks

1. Repaired playground gate maglock
2. 7 new renters registered
3. 11 access cards updated
4. 10 access cards replaced
5. Repaired sink drain clog at clubhouse kitchen sink
6. Added 5 new patio lounge chairs to main pool deck (A&K Enterprise)
7. Touch up painting to exterior windowsills and frames (Lost Art)
8. Replaced a the broken toilet seat men's bath cabana
9. Replaced flowers in flower pot at main pool
10. Changed ac filters clubhouse
11. Repaired bicep/tricep curl pulley that had broken
12. Replaced the American flag pole at clubhouse entry that had broken from a wind storm

FHP Stats for February :

| | |
|------|-------------------------|
| 2/11 | Speed 6 Speed warn 2 |
| 2/19 | Speed warn 3 |
| 2/25 | Speed 3 Speed warn 1 |

Lake Bernadette Community Center

Rules and Regulations for Clubhouse Rental

- ❖ A staff person and the resident responsible must be in attendance for the entire duration of the function
- ❖ Children under the age of (16) must be accompanied by a parent or adult while in the Clubhouse
- ❖ Do not leave children unattended **or** in control of stove, microwaves, etc. No running or yelling
- ❖ **Bring your own supplies** (All paper products, plastic ware, coffee and tea are for CDD functions)
- ❖ **Alcoholic beverages are prohibited** unless authorization permit has been granted by management (host liquor liability insurance)
- ❖ Any damage is to be reported immediately to the Community Center
- ❖ All standard Clubhouse and Pool rules remain in effect and are to be adhered to during function
- ❖ Remember set up and cleaning time when you request room/space for duration of function.

Clubhouse Cleanup Checklist

The Clubhouse will be inspected immediately after the function by a staff member on duty. If the Clubhouse is not restored or *able* to be restored to its original condition by the performance of the cleanup checklist, fees will be retained to cover the damage and/or cleaning as indicated on the rental application. Staff personnel are not required to assist in cleaning or set up.

- _____ All trash must be bagged and deposited in dumpster (west side of parking lot). Replace all trash bags.
- _____ All spills must be cleaned to the degree that it does not cause a stain.
- _____ Pool deck free of garbage, food and spills etc.
- _____ All kitchen counters tops, cabinet doors, dining table tops, and other surfaces cleaned.
- _____ Windows cleaned of fingerprints etc.
- _____ Couch, chairs, dining chairs and lawn chairs free of crumbs and spills.
- _____ All furniture, lawn chairs, cleaning supplies etc. returned to proper place.
- _____ All decorations taken down and removed from Clubhouse. Please do not use anything other than transparent scotch tape (The use of staples, thumb tacks, push pins, duct tape, electrical tape etc is prohibited)
- _____ Restrooms cleaned (trash emptied, toilets flushed, no trash on floor etc.)
- _____ All food and ice removed from fridge and freezer. Please wipe spills and or crumbs.
- _____ All lights and appliances must be turned off.
- _____ All doors must be locked and checked.

Bring this checklist to the function to aid in the performance of the required duties. Please see staff member for cleaning supplies if needed.

When all items have been completed then contact the staff member.

The staff member ensures that all the participants are in compliance with the Clubhouse rules and regulations and will inspect the facility according to the cleanup checklist and report any damages or violations of policy.

The cleanup checklist and any reported damages or violations will be given to management and the deposit will be refunded accordingly.

Thank you for your assistance and care in keeping the Clubhouse safe, fun and clean for everyone!

Lake Bernadette Community Center

Name of resident _____

Date of Room Rental _____

Clubhouse Cleanup Checklist

The Clubhouse will be inspected immediately after the function by a staff member on duty. If the Clubhouse is not restored or *able* to be restored to its original condition by the performance of this cleanup checklist, fees will be retained to cover the damages and/or cleaning as indicated on the rental application.

- _____ All trash must be bagged and deposited in dumpster (west side of parking lot). Replace all trash bags.
- _____ All tile floors swept and mopped. No exceptions
- _____ All spills must be cleaned to the degree that it does not cause a stain.
- _____ Pool deck free of garbage, food and spills etc.
- _____ All kitchen counters tops, cabinet doors, dining table tops, and other surfaces cleaned.
- _____ Windows cleaned of fingerprints etc.
- _____ Couch, chairs, dining chairs and lawn chairs free of crumbs and spills.
- _____ All furniture, lawn chairs, cleaning supplies etc. returned to proper place.
- _____ All decorations taken down and removed from Clubhouse.
- _____ Restrooms cleaned (trash emptied, toilets flushed, no trash on floor etc.)
- _____ All food and ice removed from fridge and freezer. Please wipe spills and or crumbs.
- _____ All lights and appliances must be turned off.
- _____ All doors must be locked and checked.

** If one of the above does not apply to function place "NA" in the appropriate space.*

Comments: _____

Staff member on duty during function _____ Date: _____

Signature of management indicating amount of deposit refunded _____

Signature of resident acknowledging deposit refunded _____

Amount of Deposit Refunded: _____ Date: _____



Cooper Pools Inc DBA
 Cooper Pools Remodeling
 4740B Allen Rd PMB
 Zephyrhills, FL 33541

info@cooperpoolsinc.com
 www.cooperpoolsinc.com
 License No. CPC1459240

QUOTE No. 689

Order No.
 Valid for 30 days

Lake Bernadette CDD

 5410 Golf Links Boulevard
 Zephyrhills, FL,33541

Site: 5410 Golf Links
 Boulevard Zephyrhills

Site Contact:

Salesperson: Theresa Bonnell

Date: 03/04/2026

Quote for new ADA Chair

14299 - Commercial Installation / Repairs

| Item | Quantity | Unit Price | Total |
|--------------------------------------------------------------------------|----------|------------|------------|
| Aqua Creek Ranger 2 Pool Lift White/Blue No Anchor White Frame/Blue Seat | 1.00 | \$6,967.18 | \$6,967.18 |
| Aqua Creek Ranger / Admiral Anchor Kit Standard Concrete Deck | 1.00 | \$563.26 | \$563.26 |
| Commercial installation / Labor | 3.00 hrs | \$250.00 | \$750.00 |
| Sub-Total ex Tax | | | \$8,280.44 |
| Tax | | | \$0.00 |
| Total inc Tax | | | \$8,280.44 |

DISCLOSURE STATEMENT

1. I understand that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
4. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project. If a building or residence that I have built or substantially

improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.

5. I understand that, as the owner-builder, I must provide direct, onsite supervision of the construction.

6. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.

7. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

8. I understand that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my building who is not licensed must work under my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contributions under the Federal Insurance Contributions Act (FICA) and must provide workers' compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.

9. I agree that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at (telephone number) or (Internet website address) for more information about licensed contractors.

11. I am aware of, and consent to, an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed construction activity at the following address: (address of property).

12. I agree to notify (issuer of disclosure statements) immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a complaint. Your only remedy against an unlicensed contractor may be in civil court. It is also important for you to understand that, if an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers' compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or other type of verification acceptable to the local permitting agency is required when the permit is issued.

Please contact us if you have any queries regarding this quote.

Theresa Bonnell



LAKE BERNADETTE CDD Sidewalk Safety Improvement Proposal

Golf Links Boulevard

| | |
|---------------------------|------------------------------------------------|
| Prepared For | Lake Bernadette Community Development District |
| Prepared By | Inframark Maintenance Solutions |
| Proposal Date | March 9, 2026 |
| Project Investment | \$24,000 Turnkey Project |

Prepared to correct root-related sidewalk displacement, eliminate recurring trip hazards, and restore long-term pedestrian safety through targeted concrete panel replacement, site restoration, and irrigation repair.

CLEAR PARTNERSHIPS



EXECUTIVE SUMMARY

Inframark has reviewed sections of the pedestrian sidewalk corridor along Golf Links Boulevard within Lake Bernadette CDD. Several panels have experienced vertical displacement caused by underlying root intrusion and slab movement. In multiple areas, prior grinding has been used to reduce the immediate trip hazard; however, grinding does not correct the root expansion or base movement causing the sidewalk to continue shifting over time.

This proposal provides a true corrective approach: remove and replace the identified panels, remove interfering roots where required, restore the supporting base, install new concrete, and complete final sod, crack, and irrigation restoration. The objective is to restore a safer, more uniform pedestrian path while reducing the likelihood of repeated maintenance and continued uplift.

| EXISTING CONDITIONS ANALYSIS | PROJECT SNAPSHOT | |
|---------------------------------------------------------------------------------------------------------------------------------------------|-------------------------|---------------------------------------|
| <ul style="list-style-type: none"> • Root intrusion beneath panels is contributing to vertical displacement. | Project Location | Golf Links Blvd - Lake Bernadette CDD |
| <ul style="list-style-type: none"> • Prior grinding suggests earlier short-term hazard reduction has already been attempted. | North Side Panels | 15 panels at 10' x 5' |
| <ul style="list-style-type: none"> • Continued movement is likely without full panel replacement. | South Side Panels | 20 panels at 5' x 5' |
| <ul style="list-style-type: none"> • Uneven walking surfaces create ongoing pedestrian safety concerns. | Total Panels | 35 total panels |
| | Root Removal | Included |
| | Sod / Irrigation Repair | Included |
| | Estimated Duration | 3-5 working days |



DETAILED SCOPE OF WORK

- Identify and mark all sidewalk panels designated for removal and replacement.
- Saw cut existing concrete at panel joints to avoid damage to adjacent sections.
- Remove affected concrete panels and haul away job-related debris.
- Remove interfering tree roots beneath the slabs where required to address the source of uplift.
- Excavate, regrade, and compact the subgrade / base to proper elevation for replacement panels.
- Set forms and pour new concrete sidewalk panels to match existing alignment and walkway width.
- Install expansion and control joints where required for crack control and clean panel separation.
- Apply broom finish for slip resistance and pedestrian safety.

SITE RESTORATION & CLOSEOUT

- Replace or repair any sod disturbed during demolition and replacement activities.
- Fill minor cracks adjacent to replaced panels after form removal where required for a clean finished appearance.
- Inspect and repair any irrigation lines or heads disturbed during construction.
- Backfill and restore surrounding landscape edges to leave the work area clean and complete.
- Perform final cleanup and remove all construction debris from the site.

MOBILIZATION & SCHEDULE

Inframark anticipates mobilization within approximately 72 hours of formal project authorization, pending final scheduling coordination and material availability. Field work is expected to require approximately three to five (3-5) working days, weather permitting. Scheduling will be coordinated with district management to minimize disruption to residents and pedestrian traffic.

The following examples reflect recent concrete and exterior hardscape work completed. These images are included to demonstrate finish quality, clean forming, edge detail, concrete alignment, and overall workmanship standards.



Clean broom-finish slab installation
Proper forming, drain integration, and finish consistency.



Recent sidewalk replacement example
Uniform panel lines, smooth transitions, and clean edge restoration.



Decorative concrete / layout precision
Demonstrates forming control, spacing accuracy, and finish discipline.



Finished replacement panel example
Fresh concrete installation with clean joints and restored path continuity.

Below highlights some of the challenges we face during panel replacement. Tree roots, as shown below, will be safely removed to reduce panel movement in the future while ensuring the tree remains healthy.



SIDEWALK PANEL BREAKDOWN

| Location | Panel Size | Quantity |
|------------|------------|-----------|
| North Side | 10' x 5' | 15 Panels |
| South Side | 5' x 5' | 20 Panels |

| | |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| WHY REPLACEMENT VS. GRINDING | Grinding can reduce the immediate edge differential, but it does not remove the root pressure or base movement beneath the slab. Replacing the affected panels provides a truer long-term correction by addressing the displaced concrete and restoring a more uniform walking surface. |
|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

PROJECT INVESTMENT

\$24,000

TURNKEY PROJECT

Includes demolition, concrete removal, root removal, base preparation, new concrete placement, formwork, broom finish, sod restoration, irrigation repair, crack touch-up where required, cleanup, and project closeout.

WORKMANSHIP WARRANTY

Inframark provides a 1-year workmanship warranty covering concrete installation, panel finishing, and installation-related defects associated with the proposed sidewalk replacement work. Any manufacturer warranties applicable to incorporated materials remain separate.

ASSUMPTIONS & EXCLUSIONS

- Proposal pricing is based on the identified panel quantities and panel sizes discussed for this scope.
- Work assumes reasonable access to the sidewalk corridor during scheduled construction hours.
- Proposal includes root removal directly interfering with the designated replacement panels only.
- Any unforeseen subsurface conditions materially outside the visible scope will be reviewed with district management before proceeding.

ACCEPTANCE

If the above scope and pricing are acceptable, Inframark can proceed with project scheduling and material coordination upon authorization.

Inframark, LLC

Authorized Signature:

Date:

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

PROPOSAL

Lake Bernadette CDD

Golf Links Sidewalk Replacements

2/20/2026

Remove and replace elevated sidewalk panels which have been previously remediated by grinding raised edges.

Panels are located on both sides of Golf Links Blvd. from Eiland Blvd. to Links Lane/ Lochmead Terrace

| | | | | |
|-------------------|-----------------|------------------|------------------|-----------------|
| North side | 10' wide | 15 panels | \$1000/ea | \$15,000 |
| South side | 5' wide | 20 panels | \$400/ea | \$8,000 |
| | | | TOTAL | \$23,000 |

NOTES:
- scope includes removal of underlying tree roots

SERVICES AGREEMENT

PROPERTY NAME: Lake Bernadette CDD

CUSTOMER NAME: **Lake Bernadette CDD**

SERVICE DESCRIPTION: 2026 Two (2) Kasco Fountains & Four (4) Airmax Aerators Installations at Pond 17 (Fountain/Aerator), 16 (Fountain/Aerator), 30a (Aerator) & 33 (Aerator)

EFFECTIVE DATE: **March 12, 2026**

SUBMITTED TO: Dan Nessel, Site Manager

SUBMITTED BY: Andres Lopez, Operations Manager; Andrea Jones, Sales Support Administrator

THIS SERVICES AGREEMENT (the "Agreement") is effective as of the date indicated above (the "Effective Date"), by and between SOLitude Lake Management, LLC ("SOLitude" or "Company"), and the customer identified above (the "Customer"), in accordance with the terms and conditions set forth in this Agreement.

1. **SERVICES.** SOLitude will provide services (the "Services") at the Customer's property in accordance with the Scope of Services attached hereto as Schedule A.
2. **MODIFICATIONS.** Any deviation from the requirements and Services outlined in Schedule A involving extra cost of material and labor will result in extra charges. Such additional services will be provided by SOLitude only upon a Change Order mutually approved by the parties in writing (the "Change Order").
3. **PRICING.** The Customer agrees to pay for the Services, as well as any applicable sales or other taxes, in accordance with the Pricing Schedule attached hereto as Schedule B.
4. **PAYMENT.** SOLitude shall invoice Customer following completion of each required Service. Payment is due within thirty (30) days of the invoice date. Any disputes with an invoice or invoices must be brought to the attention of SOLitude by written notice within one hundred and twenty (120) days from the invoice date, otherwise Company will not be liable for any potential credits or adjustments. The parties agree to use good faith efforts to resolve any disputed invoice amounts within thirty (30) days after written notification of a dispute. Disputed amounts shall not affect payment of all undisputed amounts, and Customer agrees to pay all undisputed amounts owed on any disputed invoice within the applicable due dates. Invoices not paid on or before the invoice due date shall accrue interest charges at a rate of one percent (1%) per month, accruing as of the invoice date, until the time that such amounts are paid in full. Additionally, the Customer is liable for payment of all costs of collection of past due accounts, specifically including, but not limited to, court costs, expenses, and reasonable attorneys' fees. In addition to the compensation paid to SOLitude for performance of the Services, Customer shall reimburse SOLitude for all of the expenses paid or incurred by SOLitude in connection with the Services, including, but not limited to non-routine expenses, administrative fees, compliance fees, or any other similar expense that are incurred as a result of requirements placed on SOLitude by the Customer that are not covered specifically by the written specifications of this Agreement ("Reimbursable Expenses"). Should the work performed be subject to any local, state, or federal jurisdiction, agency, or other organization of authority for sales or other taxes or fees in addition to those expressly covered by this contract, the customer will be invoiced and responsible for paying said additional taxes in addition to the contract price and other fees.



5. TERM AND EXPIRATION. This Agreement shall commence on the Effective Date and shall expire upon completion of the Services required by Customer specified in Schedule A.
6. TERMINATION. In the event that this Agreement is terminated for any reason prior to SOLitude's completion of the Services, Customer agrees to reimburse SOLitude for any costs incurred, including, but not limited to, labor costs, materials and fees, that SOLitude may have incurred in preparation for the provision of its Services.
7. RESERVED.
8. INSURANCE. SOLitude will maintain general liability and property damage insurance as necessary given the scope and nature of the Services. A certificate of insurance will be issued to Customer, upon request.
9. INDEMNIFICATION; LIMITATION OF LIABILITY. THE CUSTOMER AGREES THAT THE WORK PROVIDED UNDER THIS AGREEMENT IS NOT TO BE CONSTRUED AS INSURANCE, OR AS A COVENANT, GUARANTEE, WARRANTY, OR PROMISE OF ANY KIND THAT THE CUSTOMER IS IN COMPLIANCE WITH ANY LEGAL GUIDELINES OR REQUIREMENTS. COMPANY DISCLAIMS ANY LIABILITY OR RESPONSIBILITY REGARDING THE PRACTICES AND OPERATIONS OF THE CUSTOMER, AND BEARS NO RESPONSIBILITY OR LIABILITY FOR WHETHER THE CUSTOMER CARRIES OUT THE RECOMMENDATIONS MADE BY COMPANY AND IN NO EVENT WILL COMPANY BE LIABLE FOR CONSEQUENTIAL, INDIRECT, OR ECONOMIC DAMAGES. THE CUSTOMER SHALL INDEMNIFY AND HOLD COMPANY HARMLESS FROM AND AGAINST ALL CLAIMS, DEMANDS, LIABILITIES, OBLIGATIONS, AND ATTORNEYS' FEES OR COSTS BROUGHT BY ANY THIRD PARTIES, ARISING OUT OF OR RELATED TO THIS AGREEMENT OR BY FAILURE OF THE CUSTOMER TO ACT IN ACCORDANCE WITH ANY LEGAL REQUIREMENTS IN CONNECTION WITH THE SERVICES DESCRIBED IN SCHEDULE A. COMPANY SHALL NOT BE LIABLE FOR ANY DELAY IN PERFORMING THE SERVICES, NOR LIABLE FOR ANY FAILURE TO PROVIDE THE SERVICES, DUE TO ANY CAUSE BEYOND ITS REASONABLE CONTROL. COMPANY WILL BE RESPONSIBLE FOR ONLY THOSE DAMAGES, CLAIMS, CAUSES OF ACTION, INJURIES, OR LEGAL COSTS CAUSED BY ITS OWN DIRECT NEGLIGENCE OR MISCONDUCT, BUT THEN ONLY TO AN AMOUNT NOT TO EXCEED THE ANNUAL FEES CHARGED UNDER THE AGREEMENT.
10. CONFIDENTIAL INFORMATION. "Confidential Information" means any information disclosed by one party ("Discloser") to the other party ("Recipient"), either directly or indirectly, in writing, orally, or by inspection of tangible objects, other than information that the Recipient can establish (i) was publicly known and made generally available in the public domain prior to the time of disclosure; (ii) becomes publicly known and made generally available after disclosure other than through Recipient's action or inaction; or (iii) is in Recipient's possession, without confidentiality restrictions, at the time of disclosure by Discloser as shown by Recipient's files and records immediately prior to the time of disclosure. Recipient shall not at any time (a) disclose, sell, license, transfer, or otherwise make available to any person or entity any Confidential Information, or (b) use, reproduce, or otherwise copy any Confidential Information, except as necessary in connection with the purpose for which such Confidential Information is disclosed to Recipient or as required by applicable law. Recipient agrees to take all reasonable measures to protect the secrecy of and avoid disclosure and unauthorized use of the Confidential Information. All Confidential Information shall at all times remain the property of Discloser, and all documents, electronic media, and other tangible items containing or relating to any Confidential Information shall be delivered to Discloser immediately upon the request of Discloser.

Notwithstanding the foregoing, if Recipient is required by law, regulation, subpoena, government order, regulatory agency order, judicial order, or other court order to disclose any Confidential Information, Recipient shall give the



Disclosing Party timely and lawful written notice of such a requirement prior to such disclosure, and shall reasonably and lawfully cooperate with the Disclosing Party to seek a protective order, confidential treatment, or other appropriate measures for such Confidential Information.

11. FORCE MAJEURE. The Company shall not be liable for any delay in performing the Services, nor liable for any failure to provide the Services, due to any cause beyond its reasonable control.

12. RIGHT TO SUBCONTRACT. The Company, in its sole discretion, may subcontract or delegate to an affiliate or third party any of its duties and obligations hereunder.

13. FUEL/TRANSPORTATION SURCHARGE. Like many other companies that are impacted by the price of gasoline, a rise in gasoline prices may necessitate a fuel surcharge. As such, the Company reserves the right to add a fuel surcharge to Customer's invoice for any increase in the cost of fuel as measured above the same time period in the prior year (by the National U.S. Average Motor Gasoline-Regular Fuel Price per Gallon Index reported by the U.S. Department of Energy). The surcharge may be adjusted monthly (up or down) with the price of gasoline.

14. ANTI-CORRUPTION AND BRIBERY. Each party represents that neither it nor anyone acting on its behalf has offered, given, requested or accepted any undue financial or other advantage of any kind in entering into this Agreement, and that it will comply with all applicable laws and regulations pertaining to corruption, competition and bribery in carrying out the terms and conditions of this Agreement.

15. E-VERIFY. SOLitude utilizes the federal E-Verify program in contracts with public employers as required by Florida State law, and acknowledges all the provisions of Florida Statute 448.095 are incorporated herein by reference and hereby certifies it will comply with the same.

16. GOVERNING LAW. Except for the Mandatory Arbitration Clause in Section 17 of this Agreement, which is governed by and construed in accordance with the Federal Arbitration Act, this Agreement shall be governed by, and construed in accordance with, the laws of the state in which the Services are performed.

17. MANDATORY ARBITRATION. Any claim, dispute or controversy, regarding any contract, tort, statute, or otherwise ("Claim"), arising out of or relating to this Agreement or the relationships among the parties hereto shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Commercial or Consumer, as applicable, Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of the AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award; any such suit may be brought only in Federal District Court for the District in which the services were performed or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this Agreement including any claim that all or any part of the Agreement is void or voidable. Venue for arbitration hereunder shall be within the state where the customer's property, that is the subject of the services provided, is located.



18. ASSIGNMENT. The Company may assign this Agreement to a related or affiliated entity upon written notice to the Customer.

19. NOTICES. All notices, requests, consents, claims, demands, waivers and other communications hereunder shall be in writing and shall be directed to the individuals and addresses listed in the signature block. Notices sent in accordance with this Section shall be deemed effectively given: (a) when received, if delivered by hand (with written confirmation of receipt); (b) when received, if sent by a nationally recognized overnight courier (receipt requested); or (c) on the third (3rd) business day after the date mailed, by certified or registered mail, return receipt requested, postage prepaid.

20. DISCLAIMER. SOLitude is not responsible for the failure of any treatment, equipment installation, or other work that may result from dam or other structural failures, severe weather and storms, flooding, or other acts of God that are outside of the control of SOLitude. Customer understands and acknowledges that there are irrigation restrictions associated with many of the products used to treat lakes and ponds. The Customer is responsible for notifying SOLitude in advance of the contract signing and the start of the Agreement if they utilize any of the water in their lakes or ponds for irrigation purposes. The Customer accepts full responsibility for any issues that may arise from the irrigation of turf, ornamentals, trees, crops, or any other plants as a result of treated water being used by the Customer for irrigation without the consent or knowledge of SOLitude. Although there is rarely direct fish toxicity with the products used for treatment when applied at the labeled rate, or the installation and normal operation of the equipment we install, there is a risk under certain circumstances of significant dissolved oxygen drops. This risk is most severe in times of extremely hot weather and warm water temperatures, as these are the conditions during which dissolved oxygen levels are naturally at their lowest levels. Oftentimes, lakes and ponds will experience natural fish kills under these conditions even if no work is performed. Every effort, to include the method and timing of application, the choice of products and equipment used, and the skill and training of the staff, is made to avoid such problems. However, the Customer understands and accepts that there is always a slight risk of the occurrence of adverse conditions outside the control of SOLitude that will result in the death of some fish and other aquatic life. The Customer also understands and accepts that similar risks would remain even if no work was performed. The Customer agrees to hold SOLitude harmless for any issues with fish or other aquatic life which occur as described above, or are otherwise outside the direct control of SOLitude, unless there is willful negligence on the part of SOLitude.

21. BINDING. This Agreement shall inure to the benefit of and be binding upon the legal representatives and successors of the parties.

22. ENTIRE AGREEMENT. This Agreement constitutes the entire agreement between the parties with respect to the subject matter and replaces any prior agreements or understandings, whether in writing or otherwise. This Agreement may not be modified or amended except by written agreement executed by both parties. In the event that any provision of this Agreement is determined to be void, invalid, or unenforceable, the validity and enforceability of the remaining provisions of this Agreement shall not be affected.

23. SEVERABILITY. If any part of this Agreement is held to be invalid or unenforceable for any reason, the remaining Terms and Conditions of this Agreement shall remain in full force and effect.

[SIGNATURES FOLLOW ON THE NEXT PAGE]



By signing below, the parties agree to be bound by the terms and conditions of this Agreement and any accompanying schedules as of the Effective Date.

ACCEPTED AND APPROVED:

SOLITUDE LAKE MANAGEMENT, LLC.

LAKE BERNADETTE CDD

Signature: _____

Signature: _____

Printed Name: _____

Printed Name: _____

Title: _____

Title: _____

Date: _____

Date: _____

Customer to initial fountains and aerators of choice:

Option 1 - 6: _____

Option 1: Kasco Fountain Install (Pond 17) _____

Option 2: Airmax Aerator Install (Pond 17) _____

Option 3: Kasco Fountain Install (Pond 16) _____

Option 4: Airmax Aerator Install (Pond 16) _____

Option 5: Airmax Aerator Install (Pond 30a) _____

Option 6: Airmax Solar Aerator Install (Pond 33) _____

Please Remit All Payments to:

**SOLitude Lake Management, LLC
1320 Brookwood Drive Suite H
Little Rock AR 72202**

Customer's Address for Notice Purposes:

Please Mail All Notices and Agreements to:

**SOLitude Lake Management, LLC
1253 Jensen Drive, Suite 103
Virginia Beach, VA 23451**



SCHEDULE A – SCOPE OF SERVICES

Option 1: Kasco Fountain Installation at Pond 17:

1. Company will install the following floating decorative fountain:

1 Kasco J Series 3.1JF300 3 HP (240V/1 PH)**

Includes: **300 ft.** of underwater power cable
 Interchangeable Nozzle with Five (5) Patterns
 C-95 Control Panel
 GFCB Protection
 24-Hour Timer
 All labor and parts necessary for proper installation

****Customer must provide a properly sized power source** for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.

***The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Kasco LED Lighting Installation:

1. Decorative Fountain will include the Kasco Waterglow Fountain **LED6C11-300** Lighting.

Package Includes:

6-light LED fixture

11 watts per fixture

910 lumens per fixture

3,000K temperature per fixture

Durable design features 1-piece composite housing

Lens is secured with a robust weld, ensuring a leak-free assembly

Blue, amber, red and green lenses included with each kit

300 ft. of underwater power cable

Option 2: Airmax Aeration System Install at Pond 17:

1. Company will install the following submersed air diffused aeration system:

1 Airmax PS20 Submersed Aeration System (115V)

Includes: SilentAir™ Compressor with SmartStart™ Technology
 Pressure Relief Valve
 Pressure Gauge
 Airflow Manifold Assembly
 Enhanced Cooling System



Dual Air Filters

Weather Proof / Sound Reducing Cabinet

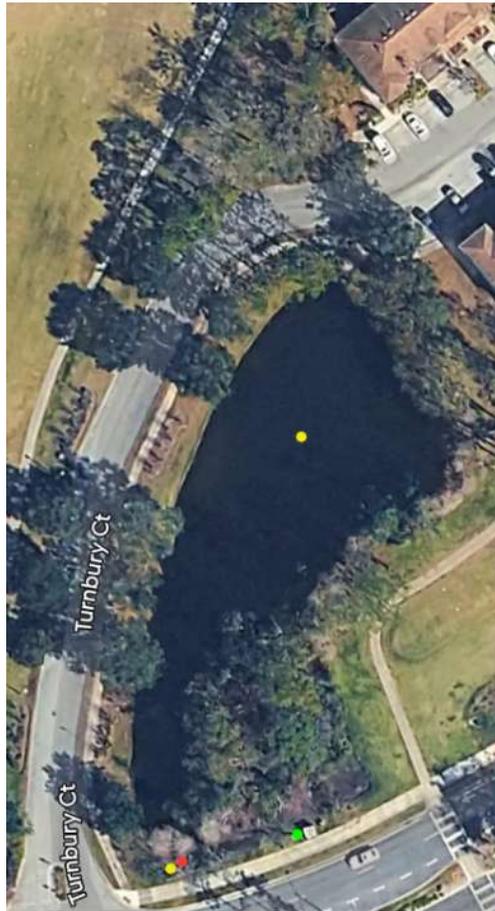
Two (2) ProAir 4 Weighted Bottom Diffusers

500 ft. Easy Set underwater self-weighted air delivery tubing
(3/8" ID / 5/8" OD)

All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units customer must provide suitable 115V or 230V power source** with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).





Option 3: Kasco Fountain Installation at Pond 16:

1. Company will install the following floating decorative fountain:

1 Kasco J Series 3.1JF200 3 HP (240V/1 PH)**

Includes: **200 ft.** of underwater power cable
 Interchangeable Nozzle with Five (5) Patterns
 C-95 Control Panel
 GFCB Protection
 24-Hour Timer
 All labor and parts necessary for proper installation

Kasco LED Lighting Installation:

1. Decorative Fountain will include the Kasco Waterglow Fountain **LED6C11-200** Lighting.

Package Includes:

6-light LED fixture

11 watts per fixture

910 lumens per fixture

3,000K temperature per fixture

Durable design features 1-piece composite housing

Lens is secured with a robust weld, ensuring a leak-free assembly

Blue, amber, red and green lenses included with each kit

200 ft. of underwater power cable

****Customer must provide a properly sized power source** for the amp load and voltage requirement of the units specified above, and a suitable structure adjacent to the power source to which the control panel will be mounted. Single-phase 208/240V units will require a 2-pole breaker for fountain control panel electrical connection and must be configured with 3 wire (2 hots + 1 neutral) and 1 ground wire for fountain control panel connection. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above.

****The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

Option 4: Airmax Aeration System Install at Pond 16:

1. Company will install the following submersed air diffused aeration system:

1 Airmax PS20 Submersed Aeration System (115V)

Includes: SilentAir™ Compressor with SmartStart™ Technology
 Pressure Relief Valve
 Pressure Gauge
 Airflow Manifold Assembly
 Enhanced Cooling System
 Dual Air Filters
 Weather Proof / Sound Reducing Cabinet



Two (2) ProAir 4 Weighted Bottom Diffusers

400 ft. Easy Set underwater self-weighted air delivery tubing
(3/8" ID / 5/8" OD)

All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units customer must provide suitable 115V or 230V power source** with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).

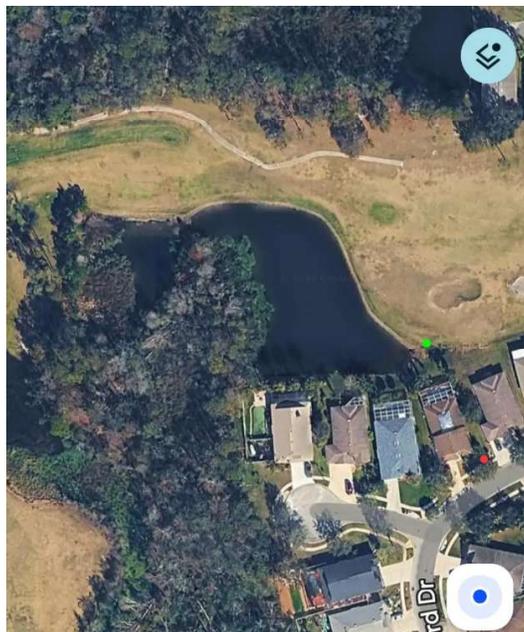




Option 5: Airmax Aeration System Install at Pond 30a:

1. Company will install the following submersed air diffused aeration system:
 - 1 Airmax PS40 Submersed Aeration System (115V)**
 Includes: SilentAir™ Compressor with SmartStart™ Technology
 Pressure Relief Valve
 Pressure Gauge
 Airflow Manifold Assembly
 Enhanced Cooling System
 Dual Air Filters
 Weather Proof / Sound Reducing Cabinet
Three (3) ProAir 4 Weighted Bottom Diffusers
700 ft. Easy Set underwater self-weighted air delivery tubing
 (3/8" ID / 5/8" OD)
 All labor and parts necessary for proper installation
2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.

***For all single-phase units** customer must provide suitable 115V or 230V power source with appropriate breaker or disconnect for electrical connection by the edge of the pond, next to the site where the compressor cabinet is to be placed. SOLitude Lake Management® can arrange for any additional electrical work necessary to meet these electrical requirements for an additional fee. SOLitude Lake Management® is not responsible for electrical permits or inspections that might be required if new electrical service is ordered. Permits and inspections are the sole responsibility of the customer and the customer's electrician who is responsible for providing the necessary electrical service as described above. The cost for installation is based on the assumption that power is available within 30 feet of the pond, and that no obstacles exist between the power source and the pond (i.e., concrete/asphalt walkways, retaining walls, utilities, landscaped areas, trees).





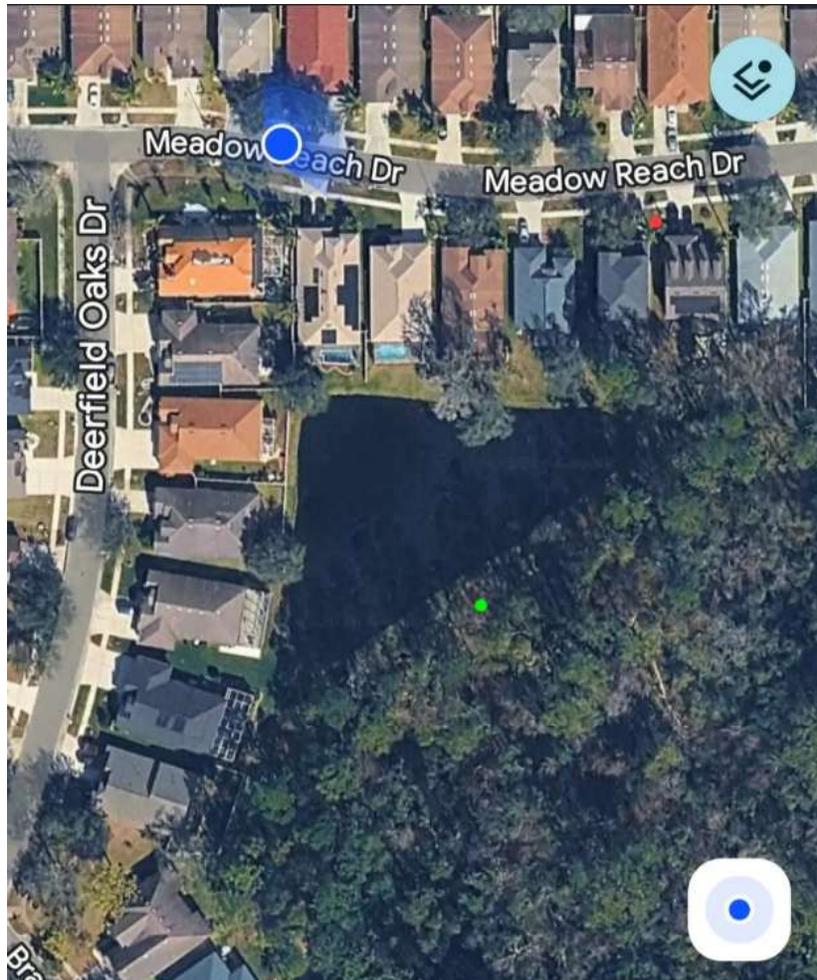
Option 6: Airmax Aeration Solar System Install at Pond 33:

1. Company will install the following solar powered aeration system:

1 Airmax SolarSeries Battery Backup SS20-BB Aeration System

Includes: Two (2) Monocrystalline (60 Cell) Solar Panel (75"L x 41.5"W x 1.57"H)
SilentAir Compressor 24V DC
Two (2) 12V AGM (x2) Battery
Two (2) ProAir 2 Weighted Diffusers
Powder-Coated Aluminum Composite Base Cabinet (30.25" L x 28.75" W x 21"H)
200' (100' Roll x2) self-weighted air tubing (.58" ID)
Cooling Fan
Requires One-2.5" DIA (2.875" O.D. / 2.47" I.D) x 10'L (min) Schedule 40 Galvanized Steel Pole
All labor and parts necessary for proper installation

2. Air Diffusers will be evenly placed throughout the lake in the deepest areas possible to provide for uniform coverage and to maximize the benefits of aeration on the lake.





Kasco Fountain Manufacturer Warranty:

1. Manufacturer warrants the motor, float, cord and control panel on all **3HP fountains for five (5) years** from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants **LED lights for two (2) years** from the date of installation against any defects in materials and workmanship.
3. The manufacturer's warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer and by SÖLitude Lake Management® performs any service, repair, or other work to the fountain aeration system.
 - b. The fountain system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Airmax Aerator Manufacturer Warranty:

1. Manufacturer warrants the compressor and electrical components for three (3) years from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants Diffusers and Airline for five (5) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants the Cabinet for ten (10) years from the date of installation against any defects in materials and workmanship.
4. The manufacturer's warranty warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

Airmax Solar Aerator Manufacturer Warranty:

1. Manufacturer warrants the Compressor, Electrical Components & Mounting Hardware for three (3) years from the date of installation against any defects in materials and workmanship.
2. Manufacturer warrants Diffusers and Airline Tubing for five (5) years from the date of installation against any defects in materials and workmanship.
3. Manufacturer warrants Solar Panels for a limited twenty five (25) years from the date of installation against any defects in materials and workmanship.
4. Manufacturer warrants SolarSeries Battery Backup SS20-BB Aeration Cabinet for ten (10) years and the battery for one (1) year from the date of installation against any defects in materials and workmanship.
5. The manufacturer's warranty will be voided if:
 - a. Any person not specifically authorized by the manufacturer performs any service, repair, or other work to the aeration system during the warranty period.
 - b. The aeration system is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.

SÖLitude Lake Management Warranty:

1. Company warrants that all installation work will be done in a safe and professional manner.
2. Company warrants all labor for the fountain/aeration system for a period of **ninety (90) days** from the date of installation.
3. The Company warranty will be voided if:



- a. Any person not specifically authorized by Company performs any service, repair, or other work to the fountain/aeration system.
 - b. The fountain/aeration is used in any manner inconsistent with its intended use or in any manner that is not in accordance with the manufacturer's instructions.
4. The customer will be responsible for shipping charges to return the items for evaluation and repair in the event the items are not covered by the warranty. The customer will be responsible for repair or replacement costs, along with the return shipping and labor associated with SŌlitude Lake Management.

General Qualifications:

1. Company is a licensed pesticide applicator in the state in which service is to be provided.
2. Individual Applicators are Certified Pesticide Applicators in Aquatics, Public Health, Forestry, Right of Way, and Turf/Ornamental as required in the state in which service is to be provided.
3. Company is a SePRO Preferred Applicator and dedicated Steward of Water. Each individual applicator has been trained and educated in the water quality testing and analysis required for prescriptive site-specific water quality management and utilizes an integrated approach that encompasses all aspects of ecologically balanced management. Each applicator has received extensive training in the proper selection, use, and application of all aquatic herbicides, algaecides, adjuvants, and water quality enhancement products necessary to properly treat our Customers' lakes and ponds as part of an overall integrated pest management program.
4. Company guarantees that all products used for treatment are EPA registered and labeled as appropriate and safe for use in lakes, ponds, and other aquatic sites, and are being applied in a manner consistent with their labeling.
5. All pesticide applications made directly to the water or along the shoreline for the control of algae, aquatic weeds, or other aquatic pests as specified in this Agreement will meet or exceed all of the Company's legal regulatory requirements as set forth by the EPA and related state agencies for NPDES and FIFRA. Company will perform treatments that are consistent with NPDES compliance standards as applicable in and determined by the specific state in which treatments are made. All staff will be fully trained to perform all applications in compliance with all federal, state, and local law.
6. Company will furnish the personnel, vehicles, boats, equipment, materials, and other items required to provide the foregoing at its expense. The application method and equipment (boat, ATV, backpack, etc.) used is determined by our technician at the time of the treatment to ensure the most effective method is provided for optimal results.



SCHEDULE B – PRICING SCHEDULE

Price is valid for 60 days from the Effective Date

Due upon execution of this Agreement: 50% of the Total Price

Due upon completion of the services: remaining 50% of the Total Price

| | |
|------------------------------------------------------------------|---------------------------------|
| Options 1 - 6: | Total Price: \$60,744.75 |
| Option 1: Kasco Fountain Installation at Pond 17 | Total Price: \$13,708.12 |
| Option 2: Airmax Aeration System Install at Pond 17 | Total Price: \$6,041.07 |
| Option 3: Kasco Fountain Installation at Pond 16 | Total Price: \$12,586.23 |
| Option 4: Airmax Aeration System Install at Pond 16 | Total Price: \$5,849.33 |
| Option 5: Airmax Aeration System Install at Pond 30a | Total Price: \$7,316.28 |
| Option 6: Airmax Aeration Solar System Install at Pond 33 | Total Price: \$15,243.72 |

| | |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  <p>Artistic Pools of FLORIDA Inc. 727-536-5055</p> <p>Equipment & Parts Repair & Installation Remodels & Additions</p> <p>Cleaning & Maintenance Chemicals & Supplies FREE Delivery</p> | <p>Swimming Pools - Spas - Decks - Fountains Proudly Serving Florida Since 1973 2030 Weaver Park Drive, Clearwater, FL 33765 Tel: (727) 536-5055 Fax: (727) 507-0076 specialists@artisticpoolsfla.com www.artisticpoolsfla.com</p> <p>State Certified Commercial Pool/Spa Contractor State Certified Pool/Spa Service Contractor State Licensed LP Gas Specialty Installer C #CPC1458877 #CPC044951 LP GAS 22656</p> |
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COMMERCIAL REPAIR CONTRACT

Prepared For

Lake Bernadette

By

Shawn Bishop, Repair Manager
Artistic Pools of Florida, Inc.

March 16, 2026



| | |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|  | <p>Swimming Pools - Spas - Decks - Fountains Proudly Serving Florida Since 1973 2030 Weaver Park Drive, Clearwater, FL 33765 Tel: (727) 536-5055 Fax: (727) 507-0076 specialists@artisticpoolsfla.com www.artisticpoolsfla.com</p> <p>State Certified Commercial Pool/Spa Contractor State Certified Pool/Spa Service Contractor State Licensed LP Gas Specialty Installer C #CPC1458877 #CPC044951 LP GAS 22656</p> |
|----------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

CONTRACT FOR GOODS & SERVICES

#2026-0316-S0532 March 16, 2026

NOTE: Due to labor & material price fluctuations, this contract will expire if not accepted within 7 days.

| | |
|--------------------------------------------------|-------------------------------------------------------------------|
| NAME OF PROPERTY OWNER Lake Bernadette CDD | NAME OF AUTHORIZED CONTACT(S) Dan Nessel |
| NAME OF PROPERTY Lake Bernadette CDD | TITLE(S) OF AUTHORIZED CONTACT(S) Site Manager |
| ADDRESS OF PROPERTY 5410 Golf Links Blvd | EMAIL ADDRESS OF AUTHORIZED CONTACT(S) info@lakebernadette.org |
| CITY / STATE / ZIP CODE Zephyrhills, Fl 33541 | CELL PHONE NUMBER (727) 919-4822 |

WE HEREBY CONTRACT to furnish material & labor, in accordance with manufacturer's recommendation and standard industry practices, as stated for the following:

| | |
|---------------------------------------------------------------------------------|-------------|
| Global 360* Rotational Chair Lift w/o anchor | \$ 7,950.00 |
| <ul style="list-style-type: none"> • Price includes installation | |
| | |
| | |
| Subtotal | \$ 7,950.00 |
| Tax | exempt |
| Total | \$ 7,950.00 |

Artistic Pools
of FLORIDA Inc.
727-536-5055

Equipment & Parts Cleaning & Maintenance
Repair & Installation Chemicals & Supplies
Remodels & Additions **FREE Delivery**

Swimming Pools - Spas - Decks - Fountains
Proudly Serving Florida Since 1973
 2030 Weaver Park Drive, Clearwater, FL 33765
 Tel: (727) 536-5055 | Fax: (727) 507-0076
 specialists@artisticpoolsfla.com | www.artisticpoolsfla.com

State Certified Commercial Pool/Spa Contractor
 State Certified Pool/Spa Service Contractor
 State Licensed LP Gas Specialty Installer C
 #CPC1458877 | #CPC044951 | LP GAS 22656

All material is guaranteed to be as specified. All Work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the Contract charge. Contract, timetables, work, and completion contingent upon strikes, accidents, product delivery, labor shortage, acts of God, or any other event outside our control. Artistic Pools of Florida Inc. will not be responsible for any additional costs due to interruptions, inconveniences or other delays beyond our control. Artistic Pools of Florida Inc. provides a 90-Day warranty on workmanship only. All other warranties provided by the manufacturer of any materials or goods and shall be solely its responsibility. Owner to carry fire, tornado, and other necessary insurance. Our workers are fully covered by Worker's Compensation Insurance. A late fee of 1.5% per month may be imposed for payments not received according to the Contract.

WARRANTIES WILL BECOME EFFECTIVE UPON PAYMENT. PAYMENT SHALL BE DUE AND PAYABLE: 100% UPON COMPLETION

ACCEPTANCE OF CONTRACT - The above prices, specifications and conditions are satisfactory and are hereby accepted. Artistic Pools of Florida Inc. is authorized to do the work as specified. Payment will be made as outlined above.

| | | | |
|-----------------------------------------|-----------------|----------------------------------------|-----------------|
| Signature of Authorized Representative | ACCEPTANCE DATE | Signature of Authorized Representative | ACCEPTANCE DATE |
| | | MICHAEL DRUMMOND | |
| Print Name of Authorized Representative | | OWNER | |
| Title of Authorized Representative | | ARTISTIC POOLS OF FLORIDA INC. | |
| Name of Property Owner | | CPC044951 LP GAS 22656 | |



Consumer's Certificate of Exemption

DR-14
R. 01/18

Issued Pursuant to Chapter 212, Florida Statutes

| | | | |
|--------------------|----------------|-----------------|--------------------|
| 85-8012582800C-3 | 03/31/2021 | 03/31/2026 | COUNTY GOVERNMENT |
| Certificate Number | Effective Date | Expiration Date | Exemption Category |

This certifies that

LAKE BERNADETTE COMMUNITY DEVELOPMENT
DISTRICT
210 N UNIVERSITY DR STE 702
CORAL SPRINGS FL 33071-7320

is exempt from the payment of Florida sales and use tax on real property rented, transient rental property rented, tangible personal property purchased or rented, or services purchased.



Important Information for Exempt Organizations

DR-14
R. 01/18

1. You must provide all vendors and suppliers with an exemption certificate before making tax-exempt purchases. See Rule 12A-1.038, Florida Administrative Code (F.A.C.).
2. Your *Consumer's Certificate of Exemption* is to be used solely by your organization for your organization's customary nonprofit activities.
3. Purchases made by an individual on behalf of the organization are taxable, even if the individual will be reimbursed by the organization.
4. This exemption applies only to purchases your organization makes. The sale or lease to others of tangible personal property, sleeping accommodations, or other real property is taxable. Your organization must register, and collect and remit sales and use tax on such taxable transactions. Note: Churches are exempt from this requirement except when they are the lessor of real property (Rule 12A-1.070, F.A.C.).
5. It is a criminal offense to fraudulently present this certificate to evade the payment of sales tax. Under no circumstances should this certificate be used for the personal benefit of any individual. Violators will be liable for payment of the sales tax plus a penalty of 200% of the tax, and may be subject to conviction of a third-degree felony. Any violation will require the revocation of this certificate.
6. If you have questions about your exemption certificate, please call Taxpayer Services at 850-488-6800. The mailing address is PO Box 6480, Tallahassee, FL 32314-6480.



RESERVE EXPENSES

Lake Bernadette
Community Development District

Projected Inflation Rate 4.0%

| Line Item | Reserve Component | Total Cycle Quantity | Per Phase Quantity | Unit of Measurement | 1st Year of Replacement | Useful Life Years | Remaining Life Years | 2021 Unit Cost | Current Cost of Replacement per Cycle | Total 30 Year Future Costs of Replacement | Fiscal Year 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | |
|-----------------------------|-------------------------------------|----------------------|--------------------|---------------------|-------------------------|-------------------|----------------------|----------------|---------------------------------------|-------------------------------------------|------------------|------|----------|----------|----------|----------|------|----------|----------|----------|--|
| | | | | | | | | | | | | | | | | | | | | | |
| Clubhouse Components | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | \$389,000 | \$1,024,584 | | | | | | | | | | | |
| 1 | Gutters and Downspouts | 750 | 750 | Linear Feet | 2039 | to 25 | 18 | \$12.00 | \$9,000 | \$18,232 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 2 | Interior Renovations, Complete | 5,100 | 5,100 | Square Feet | 2044 | to 25 | 23 | \$30.00 | \$153,000 | \$377,101 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 3 | Interior Renovations, Partial | 5,100 | 5,100 | Square Feet | 2032 | 10 to 15 | 11 | \$15.00 | \$76,500 | \$117,768 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 4 | Paint Finish Applications | 9,200 | 9,200 | Square Feet | 2028 | 5 to 7 | 7 | \$1.00 | \$9,200 | \$76,591 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$12,107 | \$0 | \$0 | |
| 5 | Roof, Asphalt Shingle | 1 | 1 | Allowance | 2039 | 12 to 18 | 18 | \$31,000.00 | \$31,000 | \$62,800 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 6 | Security System | 1 | 1 | Allowance | 2026 | 5 to 10 | 5 | \$18,500.00 | \$18,500 | \$142,395 | \$0 | \$0 | \$0 | \$0 | \$0 | \$22,508 | \$0 | \$0 | \$0 | \$0 | |
| 7 | Split Systems | 6 | 6 | Each | 2029 | 8 to 12 | 8 | \$6,100.00 | \$36,600 | \$130,285 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$50,090 | \$0 | |
| 8 | Windows and Glass Doors | 920 | 920 | Square Feet | 2036 | to 40 | 15 | \$60.00 | \$55,200 | \$99,412 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| Pool Components | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | \$244,288 | \$915,629 | | | | | | | | | | | |
| 9 | Deck, Concrete, Coatings, Clubhouse | 3,555 | 3,555 | Square Feet | 2024 | 5 to 7 | 3 | \$4.50 | \$15,998 | \$186,335 | \$0 | \$0 | \$0 | \$17,995 | \$0 | \$0 | \$0 | \$0 | \$0 | \$21,894 | |
| 10 | Deck, Pavers, Cabana | 4,960 | 4,960 | Square Feet | 2023 | 20 to 30 | 2 | \$9.00 | \$44,640 | \$48,283 | \$0 | \$0 | \$48,283 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 11 | Deck, Vinyl, Clubhouse | 1,155 | 1,155 | Linear Feet | 2029 | to 25 | 8 | \$30.00 | \$34,650 | \$47,421 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$47,421 | \$0 | |
| 12 | Deck, Wood, Clubhouse | 230 | 230 | Linear Feet | 2038 | 15 to 25 | 17 | \$30.00 | \$6,900 | \$13,441 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 13 | Fence, Cabana | 340 | 340 | Linear Feet | 2025 | to 30 | 4 | \$35.00 | \$11,900 | \$13,921 | \$0 | \$0 | \$0 | \$0 | \$13,921 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 14 | Fences, Clubhouse | 365 | 365 | Linear Feet | 2029 | to 25 | 8 | \$40.00 | \$14,600 | \$19,981 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$19,981 | \$0 | |
| 15 | Mechanical Equipment, Cabana | 1 | 1 | Allowance | 2024 | 5 to 10 | 3 | \$10,000.00 | \$10,000 | \$52,547 | \$0 | \$0 | \$0 | \$11,249 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 15.1 | Mechanical Equipment, Clubhouse | 1 | 1 | Allowance | 2029 | 5 to 10 | 8 | \$15,000.00 | \$15,000 | \$95,896 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,529 | \$0 | |
| 16 | Pool Finish, Cabana | 1,245 | 1,245 | Square Feet | 2024 | 8 to 12 | 3 | \$15.00 | \$18,675 | \$98,131 | \$0 | \$0 | \$0 | \$21,007 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 16.1 | Pool Finish, Clubhouse | 2,550 | 2,550 | Square Feet | 2029 | 8 to 12 | 8 | \$15.00 | \$38,250 | \$244,536 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,348 | \$0 | |
| 17 | Rest Rooms, Renovations, Cabana | 2 | 2 | Each | 2041 | to 20 | 20 | \$12,800.00 | \$25,600 | \$81,693 | \$25,600 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 18 | Roof, Asphalt Shingle, Cabana | 19 | 19 | Squares | 2034 | 12 to 18 | 13 | \$425.00 | \$8,075 | \$13,445 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |



RESERVE EXPENSES
Lake Bernadette
Community Development District

| Line Item | Reserve Component | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
|------------------------|-------------------------------------|-----------------------------|-----------|----------|----------|----------|----------|------|----------|----------|----------|----------|----------|------|-----------|------|------|------|----------|------|-----------|------|
| | | Clubhouse Components | | | | | | | | | | | | | | | | | | | | |
| 1 | Gutters and Downspouts | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$18,232 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 2 | Interior Renovations, Complete | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$377,101 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 3 | Interior Renovations, Partial | \$0 | \$117,768 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 4 | Paint Finish Applications | \$0 | \$0 | \$0 | \$0 | \$15,931 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,965 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$27,588 | \$0 |
| 5 | Roof, Asphalt Shingle | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$62,800 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 6 | Security System | \$0 | \$0 | \$29,619 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$38,977 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$51,291 | \$0 | \$0 | \$0 |
| 7 | Split Systems | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$80,195 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 8 | Windows and Glass Doors | \$0 | \$0 | \$0 | \$0 | \$0 | \$99,412 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| Pool Components | | | | | | | | | | | | | | | | | | | | | | |
| 9 | Deck, Concrete, Coatings, Clubhouse | \$0 | \$0 | \$0 | \$26,637 | \$0 | \$0 | \$0 | \$0 | \$32,408 | \$0 | \$0 | \$0 | \$0 | \$39,429 | \$0 | \$0 | \$0 | \$0 | \$0 | \$47,972 | \$0 |
| 10 | Deck, Pavers, Cabana | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 11 | Deck, Vinyl, Clubhouse | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 12 | Deck, Wood, Clubhouse | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$13,441 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 13 | Fence, Cabana | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 14 | Fences, Clubhouse | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 15 | Mechanical Equipment, Cabana | \$0 | \$0 | \$0 | \$16,651 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$24,647 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 15.1 | Mechanical Equipment, Clubhouse | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$30,387 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$44,981 | \$0 |
| 16 | Pool Finish, Cabana | \$0 | \$0 | \$0 | \$31,095 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,029 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 16.1 | Pool Finish, Clubhouse | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$77,487 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$114,700 | \$0 |
| 17 | Rest Rooms, Renovations, Cabana | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$56,093 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 18 | Roof, Asphalt Shingle, Cabana | \$0 | \$0 | \$0 | \$13,445 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |

| Line Item | Reserve Component | Total Cycle Quantity | Per Phase Quantity | Unit of Measurement | 1st Year of Replacement | Useful Life Years | Remaining Life Years | 2021 Unit Cost | Current Cost of Replacement per Cycle | Total 30 Year Future Costs of Replacement | Fiscal Year 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | 2030 | |
|-----------------------|-----------------------------------------------------------|----------------------|--------------------|---------------------|-------------------------|-------------------|----------------------|----------------|---------------------------------------|-------------------------------------------|------------------|----------|-----------|----------|----------|----------|----------|----------|-----------|-----------|--|
| | | | | | | | | | | | | | | | | | | | | | |
| | Property Site Components | | | | | | | | \$553,194 | \$1,729,356 | | | | | | | | | | | |
| 19 | Asphalt Pavement, Mill and Overlay, Cabana | 1,732 | 1,732 | Square Yards | 2023 | 15 to 25 | 2 | \$15.00 | \$25,980 | \$103,010 | \$0 | \$0 | \$28,100 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 19.1 | Asphalt Pavement, Mill and Overlay, Clubhouse | 1,670 | 1,670 | Square Yards | 2040 | 15 to 25 | 19 | \$15.00 | \$25,050 | \$52,777 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 19.2 | Asphalt Pavement, Mill and Overlay, Double Eagle Court | 4,040 | 4,040 | Square Yards | 2042 | 15 to 25 | 21 | \$15.00 | \$60,600 | \$138,093 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 19.3 | Asphalt Pavement, Mill and Overlay, Janine Drive | 1,667 | 1,667 | Square Yards | 2042 | 15 to 25 | 21 | \$15.00 | \$25,005 | \$56,981 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 19.4 | Asphalt Pavement, Mill and Overlay, Lakeview | 5,165 | 5,165 | Square Yards | 2030 | 15 to 25 | 9 | \$15.00 | \$77,475 | \$110,271 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$110,271 | |
| 20 | Asphalt Pavement, Preservation | 16,688 | 16,688 | Square Yards | 2023 | 5 to 8 | 2 | \$1.30 | \$21,694 | \$180,419 | \$0 | \$0 | \$23,465 | \$0 | \$0 | \$0 | \$0 | \$28,548 | \$0 | \$0 | |
| 21 | Fence, Aluminum | 565 | 565 | Linear Feet | 2044 | to 25 | 23 | \$35.00 | \$19,775 | \$48,740 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 22 | Fence, Chain Link | 365 | 365 | Linear Feet | 2034 | to 30 | 13 | \$25.00 | \$9,125 | \$15,194 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 23 | Irrigation System, Partial | 1 | 1 | Allowance | 2025 | to 20 | 4 | \$42,000.00 | \$42,000 | \$156,793 | \$0 | \$0 | \$0 | \$0 | \$49,134 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 24 | Pavers, Janine Drive | 1,610 | 1,610 | Square Feet | 2042 | 15 to 25 | 21 | \$7.00 | \$11,270 | \$25,682 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 25 | Playground Equipment | 1 | 1 | Allowance | 2038 | 15 to 20 | 17 | \$110,000.00 | \$110,000 | \$214,269 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 26 | Signage | 1 | 1 | Allowance | 2028 | 15 to 20 | 7 | \$8,000.00 | \$8,000 | \$33,594 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$10,527 | \$0 | \$0 | |
| 27 | Storm Water System, Partial | 1 | 1 | Allowance | 2023 | to 20 | 2 | \$30,000.00 | \$30,000 | \$103,546 | \$0 | \$0 | \$32,448 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 28 | Tennis and Basketball Courts, Color Coat | 2,310 | 2,310 | Square Yards | 2027 | 4 to 6 | 6 | \$7.00 | \$16,170 | \$157,318 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$20,460 | \$0 | \$0 | \$0 | |
| 28.1 | Tennis and Basketball Courts, Surface Replacement, Phased | 2,310 | 1,155 | Square Yards | 2022 | to 30 | 1 | \$30.00 | \$34,650 | \$148,420 | \$0 | \$36,036 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 29 | Tennis Courts, Fence | 480 | 480 | Linear Feet | 2047 | to 30 | 26 | \$35.00 | \$16,800 | \$46,577 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 30 | Tennis Courts, Light Poles | 4 | 4 | Each | 2023 | to 30 | 2 | \$2,400.00 | \$9,600 | \$10,383 | \$0 | \$0 | \$10,383 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | |
| 31 | Tree Maintenance | 1 | 1 | Allowance | 2022 | to 5 | 1 | \$10,000.00 | \$10,000 | \$127,290 | \$0 | \$30,000 | \$0 | \$0 | \$0 | \$0 | \$12,653 | \$0 | \$0 | \$0 | |
| | Reserve Study Update | 1 | 1 | Allowance | 2023 | 2 to 3 | 2 | \$2,200.00 | \$2,200 | \$2,200 | | | \$2,200 | | | | | | | | |
| Total Expenses | | | | | | | | | | | | | | | | | | | | | |
| | | | | | | | | | | \$3,671,769 | \$25,600 | \$66,036 | \$144,879 | \$50,250 | \$63,055 | \$22,508 | \$33,113 | \$51,182 | \$212,262 | \$110,271 | |

| Line Item | Reserve Component | 2031 | 2032 | 2033 | 2034 | 2035 | 2036 | 2037 | 2038 | 2039 | 2040 | 2041 | 2042 | 2043 | 2044 | 2045 | 2046 | 2047 | 2048 | 2049 | 2050 | 2051 |
|-----------------------|-----------------------------------------------------------|---------------------------------|------------------|-----------------|------------------|-----------------|-----------------|-----------------|------------------|------------------|-----------------|------------------|------------------|------------------|------------------|------------------|------------|------------------|-----------------|------------------|------------|------------------|
| | | Property Site Components | | | | | | | | | | | | | | | | | | | | |
| 19 | Asphalt Pavement, Mill and Overlay, Cabana | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$74,910 | \$0 | \$0 | \$0 |
| 19.1 | Asphalt Pavement, Mill and Overlay, Clubhouse | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$52,777 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 19.2 | Asphalt Pavement, Mill and Overlay, Double Eagle Court | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$138,093 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 19.3 | Asphalt Pavement, Mill and Overlay, Janine Drive | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$56,981 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 19.4 | Asphalt Pavement, Mill and Overlay, Lakeview | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 20 | Asphalt Pavement, Preservation | \$0 | \$0 | \$34,733 | \$0 | \$0 | \$0 | \$0 | \$42,259 | \$0 | \$0 | \$0 | \$0 | \$51,414 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 21 | Fence, Aluminum | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$48,740 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 22 | Fence, Chain Link | \$0 | \$0 | \$0 | \$15,194 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 23 | Irrigation System, Partial | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$107,659 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 24 | Pavers, Janine Drive | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$25,682 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 25 | Playground Equipment | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$214,269 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 26 | Signage | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$23,067 | \$0 | \$0 | \$0 |
| 27 | Storm Water System, Partial | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$71,098 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 28 | Tennis and Basketball Courts, Color Coat | \$0 | \$24,893 | \$0 | \$0 | \$0 | \$0 | \$30,286 | \$0 | \$0 | \$0 | \$0 | \$36,848 | \$0 | \$0 | \$0 | \$0 | \$44,831 | \$0 | \$0 | \$0 | \$0 |
| 28.1 | Tennis and Basketball Courts, Surface Replacement, Phased | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$112,384 |
| 29 | Tennis Courts, Fence | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$46,577 | \$0 | \$0 | \$0 | \$0 |
| 30 | Tennis Courts, Light Poles | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 | \$0 |
| 31 | Tree Maintenance | \$0 | \$15,395 | \$0 | \$0 | \$0 | \$0 | \$18,730 | \$0 | \$0 | \$0 | \$0 | \$22,788 | \$0 | \$0 | \$0 | \$0 | \$27,725 | \$0 | \$0 | \$0 | \$0 |
| | Reserve Study Update | | | | | | | | | | | | | | | | | | | | | |
| Total Expenses | | \$0 | \$158,056 | \$64,353 | \$103,022 | \$15,931 | \$99,412 | \$49,016 | \$269,968 | \$221,315 | \$91,753 | \$136,288 | \$301,356 | \$122,512 | \$535,946 | \$107,659 | \$0 | \$170,424 | \$97,977 | \$235,241 | \$0 | \$112,384 |