



# *Lake Bernadette Community Development District*

**April 28, 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

## **CLEAR PARTNERSHIPS**



**COLLABORATION**



**LEADERSHIP**



**EXCELLENCE**



**ACCOUNTABILITY**



**RESPECT**

**LAKE BERNADETTE**  
**COMMUNITY DEVELOPMENT DISTRICT**

**Board of Supervisors**

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

**Staff:**

Alba Sanchez, District Manager  
Andy Cohen, District Counsel  
Tonja Stewart, District Engineer  
Dan Nesselt, Operations Manager  
Ruben Nesbitt, District Accountant  
Karen Baker, Administrative Assistant

**REGULAR MEETING AGENDA**

**Tuesday, April 28, 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#

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- 1. Call to Order and Roll Call**
- 2. Motion to Approve the Agenda**
- 3. Audience Comments – Three- (3) Minute Time Limit**
- 4. Consent Agenda**
  - A. Consideration of Minutes for March 24, 2026 Regular Meeting ..... Page 3
  - B. Acceptance of the March 2026 Financial Report ..... Page 7
- 5. Public Hearing to Adopt Amendments to the Rules and Fees for Usage of the Amenities Facilities**
  - A. Consideration of Resolution 2026-04, Amending the District’s Rules for Use of Its Amenities Facilities ..... Page 27
- 6. Staff Reports**
  - A. District Accountant
    - i. Discussion of the Fiscal Year 2027 Proposed Budget ..... Page 33
  - B. Aquatics Report ..... Page 48
    - i. SOLitude Lake Management Fountain Proposal (**Tabled Item**) ..... Page 59
  - C. Attorney’s Report
    - i. Consideration of Persson, Cohen, Mooney, Fernandez & Jackson, P.A. Adjustment in Hourly Rate ..... Page 73
  - D. Engineer’s Report
  - E. Clubhouse Manager’s Report ..... Page 75
    - i. FHP Stats ..... Page 76
    - ii. Consideration of Pressure Washing Proposals
      - a. Eric’s Lawncare & Pressure Washing, LLC ..... Page 77
      - b. J T’s Pressure Washing..... Page 78
      - c. Mr. Pressure Washing, LLC ..... Page 79
    - iii. Consideration of Sunrise Landscape Clubhouse Sod Repairs ..... Page 81
  - F. District Manager
- 7. Supervisor Requests**
- 8. Adjournment**

*The next Regular Meeting is scheduled for Tuesday, May 26, 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



41 **FOURTH ORDER OF BUSINESS**

**Guest Speaker – Pasco County Sheriff’s Department**

42  
43 The Pasco County Sheriff’s Department discussed the range of services they provide to the  
44 District, including traffic enforcement strategies, such as controlled speeding stops and the use of  
45 undercover vehicles. The presentation also covered emerging concerns with e-bikes, commonly  
46 operated by underage riders, noting that enforcement remains largely educational as legislation  
47 continues to evolve. Crime trends were reviewed, with an emphasis on crimes of opportunity, such  
48 as vehicle burglaries resulting from unlocked doors. The speaker also highlighted the importance  
49 of responsible street parking to ensure emergency vehicles have unobstructed access during  
50 emergencies.

51  
52 **FIFTH ORDER OF BUSINESS**

**Consent Agenda**

- 53 **A. Consideration of Minutes for February 24, 2026, Regular Meeting**
- 54 **B. Acceptance of the Financial Report as of February 2026**

55  
56 On MOTION by Ms. Hazelett seconded by Mr. Van Liew, with all  
57 in favor, the Consent agenda was approved as presented. 5-0

58  
59 Ms. Callaghan invited Prominent View to introduce his landscape company to the Board,  
60 noting concerns with Sunrise Landscaping’s ability to perform the current scope of services.

61  
62 **SIXTH ORDER OF BUSINESS**

**Staff Reports**

- 63 **A. District Accountant Report**
- 64 **i. Motion to Assign Fund Balance for Fiscal Year 2025**

65  
66 On MOTION by Mr. Van Liew seconded by Ms. Hazelett, with all  
67 in favor, the Motion to Assign Fund Balance for Fiscal Year 2025  
68 was approved, as presented. 5-0

69  
70 **ii. Discussion of Fiscal Year 2026-2027 Proposed Budget**

- 71 • Mr. Nesbitt provided a high-level overview of the current financial status, and also
- 72 reviewed the first draft of the Fiscal Year 2026/2027 budget. The Board reviewed the
- 73 items line by line and discussed the numbers. Ms. Sanchez made real time adjustments,
- 74 and the Board went through each line item. The Board requested the accountant to utilize
- 75 the unassigned cash to balance the budget and have those numbers ready for next
- 76 month’s agenda. The goal is to have a balanced budget for Fiscal Year 2026-2027.

77

78 **B. Aquatics Report**

- 79 • SOLitude presented their report along with a fountain proposal for the Board to review.
- 80 The Board agreed that aeration and planting along the banks will be the best alternative.
- 81 This item was tabled to next month until Mr. Nesselt is able to secure costs with an
- 82 electrician for the aeration options.

83  
84 **C. Attorney’s Report**

- 85 • No report.

86  
87 **D. Engineer’s Report**

- 88 • Ms. Stewart gave her professional opinion on the road conditions. Mr. Nesselt was
- 89 tasked with minor repairs to take care of general maintenance.

90  
91 **E. Clubhouse Manager’s Report**

- 92 • Mr. Nesselt presented his report.
- 93 • Easter Egg Hunt is scheduled for April 3, 2026. Forty children have signed up for the
- 94 event to date. There will be ice cream trucks for the children to enjoy.
- 95 • They will work with Sunrise Landscape to install ADA mulch for the April timeline.
- 96 • Ms. Sanchez will assist in securing an FHP officer who can consistently take the shifts
- 97 of two times per week since the current officer is not able to do so for personal reasons.
- 98 • Pressure washing will take place in April and May, given the number of leaves and
- 99 pollen experienced this month. This was delayed to ensure the best potential results.

100  
101 **i. FHP Stats**

- 102 • The FHP Stats were reviewed.

103  
104 **ii. Discussion of Rental Rules and Cleanup Checklist**

<p>106 On MOTION by Ms. Hazelett seconded by Ms. Callaghan, with all  107 in favor, the Rental Rules and Cleanup Checklist were approved, as  108 presented. 5-0</p>
--

109  
110 **iii. Consideration of Cooper Pools Quote #689 – Commercial/Installation Repairs**

- 111 • The Board requested Mr. Nesselt to look at different vendors for comparable cost.

112  
113 **iv. Consideration of Inframark Sidewalk Safety Improvement Proposal – Golf**  
114 **Links Boulevard**

115 v. **Consideration of Site Masters of Florida, LLC Proposal – Golf Links**  
116 **Boulevard**

- 117 • The proposals from Inframark and Site Masters of Florida, LLC for sidewalk safety on  
118 Golf Links Boulevard will be reviewed and discussed for the next fiscal year. This item  
119 needs to be placed back on the agenda in October.

120

121 vi. **SOLitude Lake Management Fountain Proposal**

- 122 • This item was discussed earlier under Item 6B.

123

124 vii. **Consideration of Artistic Pools of Florida Inc. Proposal #2026-0316-S0532**

- 125 • The Board discussed the Artistic Pools of Florida Inc. proposal and opted not to move  
126 forward at this time.

127

128 **F. District Manager’s Report**

129 i. **Discussion of Reserve Study**

- 130 • The Reserve Study was used to assist with filling in numbers for the Fiscal Year 2026-  
131 2027 Budget.

132

133 **SEVENTH ORDER OF BUSINESS**

**Supervisor Requests**

134 Mr. Callaghan expressed concerns with the current landscape company and their ability to  
135 fulfill the scope of services. Mr. Van Liew wanted to provide the current vendor with at least  
136 60 days on the job to evaluate their progress. Mr. Berman recommended that Mr. Nesselt  
137 conduct ride-along site visits with the landscape vendor to identify areas requiring attention.  
138 Ms. Sanchez recommended that Mr. Nesselt require the vendor to create a monthly inspection  
139 checklist to track items needing attention to better assess progress or lack thereof.

140

141 **EIGHTH ORDER OF BUSINESS**

**Adjournment**

142 There being no further business,

143

144

145 On MOTION by Ms. Callie seconded by Ms. Hazelett, with all in  
146 favor, the meeting was adjourned at 8:28 p.m. 5-0

147

148

149

150

\_\_\_\_\_  
Chairperson/Vice Chairperson



*Lake Bernadette  
Community  
Development  
District*

*Financial Report*

*March 31, 2026*

**CLEAR PARTNERSHIPS**



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

**Financial Statements**

(Unaudited)

*March 31, 2026*

**Balance Sheet**  
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
<b><u>ASSETS</u></b>				
Cash - Checking Account	\$ 566,210	\$ -	\$ -	\$ 566,210
Accounts Receivable - Other	369	-	-	369
Due From Other Funds	-	34,953	17,239	52,192
Investments:				
Money Market Account	1,794,398	-	-	1,794,398
Prepaid Items	19,092	-	-	19,092
Prepaid Insurance	3,036	-	-	3,036
Deposits	835	-	-	835
<b>TOTAL ASSETS</b>	<b>\$ 2,383,940</b>	<b>\$ 34,953</b>	<b>\$ 17,239</b>	<b>\$ 2,436,132</b>
<b><u>LIABILITIES</u></b>				
Accounts Payable	\$ 10,844	\$ -	\$ -	\$ 10,844
Sales Tax Payable	22	-	-	22
Deposits	2,185	-	-	2,185
Due To Other Funds	52,192	-	-	52,192
<b>TOTAL LIABILITIES</b>	<b>65,243</b>	<b>-</b>	<b>-</b>	<b>65,243</b>
<b><u>FUND BALANCES</u></b>				
<b>Nonspendable:</b>				
Prepaid Items	19,092	-	-	19,092
Prepaid Insurance	3,036	-	-	3,036
Deposits	835	-	-	835

**Balance Sheet**  
March 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
<b>Assigned to:</b>				
Operating Reserves	196,312	-	-	196,312
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
<b>Unassigned:</b>	1,625,013	34,953	17,239	1,677,205
<b>TOTAL FUND BALANCES</b>	<b>\$ 2,318,697</b>	<b>\$ 34,953</b>	<b>\$ 17,239</b>	<b>\$ 2,370,889</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 2,383,940</b>	<b>\$ 34,953</b>	<b>\$ 17,239</b>	<b>\$ 2,436,132</b>

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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>MAR-26 BUDGET</u>	<u>MAR-26 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>						
Interest - Investments	\$ 30,000	\$ 30,581	101.94%	\$ 2,500	\$ 5,088	\$ 2,588
Room Rentals	1,500	1,369	91.27%	125	40	(85)
Interest - Tax Collector	-	576	0.00%	-	-	-
Special Assmnts- Tax Collector	784,065	761,806	97.16%	8,277	9,950	1,673
Special Assmnts- Discounts	(31,362)	(29,712)	94.74%	(116)	(123)	(7)
Other Miscellaneous Revenues	500	23	4.60%	42	-	(42)
Access Cards	50	14	28.00%	4	5	1
Amenities Revenue	400	112	28.00%	33	-	(33)
Recreation Membership	1,700	1,275	75.00%	141	425	284
<b>TOTAL REVENUES</b>	<b>786,853</b>	<b>766,044</b>	<b>97.36%</b>	<b>11,006</b>	<b>15,385</b>	<b>4,379</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
P/R-Board of Supervisors	12,000	4,800	40.00%	1,000	1,000	-
FICA Taxes	918	230	25.05%	77	77	-
ProfServ-Engineering	12,000	3,638	30.32%	1,000	1,669	(669)
ProfServ-Legal Services	5,000	4,508	90.16%	417	4,183	(3,766)
ProfServ-Mgmt Consulting	66,667	33,333	50.00%	5,555	5,556	(1)
ProfServ-Property Appraiser	150	150	100.00%	-	150	(150)
Auditing Services	4,750	-	0.00%	-	-	-
Postage and Freight	500	93	18.60%	42	1	41
Insurance - General Liability	60,000	24,119	40.20%	-	-	-
Legal Advertising	700	79	11.29%	58	79	(21)
Miscellaneous Services	1,200	431	35.92%	100	431	(331)

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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>MAR-26 BUDGET</u>	<u>MAR-26 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
Misc-Assessment Collection Cost	15,681	14,642	93.37%	162	197	(35)
Misc-Taxes	2,500	773	30.92%	-	-	-
Misc-Web Hosting	1,619	1,553	95.92%	134	-	134
Office Supplies	150	76	50.67%	13	76	(63)
Annual District Filing Fee	175	175	100.00%	-	-	-
<b>Total Administration</b>	<b>184,010</b>	<b>88,600</b>	<b>48.15%</b>	<b>8,558</b>	<b>13,419</b>	<b>(4,861)</b>
<b>Field</b>						
Payroll-General Staff	125,000	68,240	54.59%	10,416	10,563	(147)
FICA Taxes	9,563	5,204	54.42%	796	805	(9)
Retirement Benefits	7,640	2,814	36.83%	636	(144)	780
Life and Health Insurance	38,000	21,037	55.36%	3,166	3,003	163
Workers' Compensation	6,000	2,955	49.25%	500	-	500
Contracts-Janitorial Services	9,700	3,995	41.19%	808	-	808
Contracts-Security Services	500	248	49.60%	41	41	-
Contracts-Landscape	59,000	28,573	48.43%	4,916	6,838	(1,922)
Contracts-Pools	20,400	10,500	51.47%	1,700	1,800	(100)
Contracts-Ponds	20,000	9,288	46.44%	1,667	1,548	119
Contracts-Roving Patrol	15,000	5,940	39.60%	1,250	-	1,250
Travel	600	200	33.33%	50	100	(50)
Communication - Telephone	1,500	1,149	76.60%	125	184	(59)
Electricity - General	25,000	11,290	45.16%	2,083	1,964	119
Electricity - Streetlights	41,000	19,948	48.65%	3,416	3,002	414
Utility - Water	16,000	10,364	64.78%	1,333	3,139	(1,806)
Utility - Gas	6,000	7,715	128.58%	500	1,143	(643)
Utility - Refuse Removal	1,000	646	64.60%	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 March 31, 2026

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>	<b>MAR-26 BUDGET</b>	<b>MAR-26 ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>
R&M-Buildings	3,300	3,544	107.39%	275	825	(550)
R&M-Equipment	18,000	22,652	125.84%	1,500	711	789
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	-	133
R&M-Fitness Equipment	2,000	7,059	352.95%	166	175	(9)
R&M-Pressure Washing	10,000	800	8.00%	833	-	833
Road/Sidewalk Maintenance	5,000	2,400	48.00%	416	2,400	(1,984)
Miscellaneous Services	7,000	2,499	35.70%	583	85	498
Misc-Contingency	10,500	2,770	26.38%	875	1,695	(820)
Office Supplies	1,500	292	19.47%	125	62	63
Cleaning Supplies	5,000	1,081	21.62%	417	33	384
Op Supplies - Uniforms	600	-	0.00%	50	-	50
Subscriptions and Memberships	4,200	2,533	60.31%	350	326	24
Reserve	82,240	16,830	20.46%	6,853	-	6,853
<b>Total Field</b>	<b>602,843</b>	<b>276,654</b>	<b>45.89%</b>	<b>50,228</b>	<b>40,298</b>	<b>9,930</b>
<b>TOTAL EXPENDITURES</b>	<b>786,853</b>	<b>365,254</b>	<b>46.42%</b>	<b>58,786</b>	<b>53,717</b>	<b>5,069</b>
Excess (deficiency) of revenues						
Over (under) expenditures	-	400,790	0.00%	(47,780)	(38,332)	9,448
Net change in fund balance	\$ -	\$ 400,790	0.00%	\$ (47,780)	\$ (38,332)	\$ 9,448
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>1,917,907</b>	<b>1,917,907</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,917,907</b>	<b>\$ 2,318,697</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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>MAR-26 BUDGET</u>	<u>MAR-26 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>						
Special Assmnts- Tax Collector	4,116	3,992	96.99%	42	52	10
Special Assmnts- Discounts	(165)	(156)	94.55%	(1)	(1)	-
<b>TOTAL REVENUES</b>	<b>3,951</b>	<b>3,836</b>	<b>97.09%</b>	<b>41</b>	<b>51</b>	<b>10</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	82	77	93.90%	6	1	5
<b>Total Administration</b>	<b>82</b>	<b>77</b>	<b>93.90%</b>	<b>6</b>	<b>1</b>	<b>5</b>
<b>TOTAL EXPENDITURES</b>	<b>82</b>	<b>77</b>	<b>93.90%</b>	<b>6</b>	<b>1</b>	<b>5</b>
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,759	97.16%	35	50	15
Net change in fund balance	\$ 3,869	\$ 3,759	97.16%	\$ 35	\$ 50	\$ 15
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>31,194</b>	<b>31,194</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 35,063</b>	<b>\$ 34,953</b>				

**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending March 31, 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>MAR-26 BUDGET</u>	<u>MAR-26 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<b><u>REVENUES</u></b>						
Special Assmnts- Tax Collector	1,932	1,842	95.34%	20	24	4
Special Assmnts- Discounts	(77)	(72)	93.51%	(3)	-	3
<b>TOTAL REVENUES</b>	<b>1,855</b>	<b>1,770</b>	<b>95.42%</b>	<b>17</b>	<b>24</b>	<b>7</b>
<b><u>EXPENDITURES</u></b>						
<b><u>Administration</u></b>						
Misc-Assessment Collection Cost	39	35	89.74%	4	-	4
<b>Total Administration</b>	<b>39</b>	<b>35</b>	<b>89.74%</b>	<b>4</b>	<b>-</b>	<b>4</b>
<b>TOTAL EXPENDITURES</b>	<b>39</b>	<b>35</b>	<b>89.74%</b>	<b>4</b>	<b>-</b>	<b>4</b>
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,735	95.54%	13	24	11
Net change in fund balance	\$ 1,816	\$ 1,735	95.54%	\$ 13	\$ 24	\$ 11
<b>FUND BALANCE, BEGINNING (OCT 1, 2025)</b>	<b>15,504</b>	<b>15,504</b>				
<b>FUND BALANCE, ENDING</b>	<b>\$ 17,320</b>	<b>\$ 17,239</b>				

**Notes to the Financial Statements**

**March 31, 2026**

**Governmental Funds**

▶ **Assets**

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

▶ **Liabilities**

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

**Fund Balance**

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

**Notes to the Financial Statements**

**March 31, 2026**

**Financial Overview / Highlights**

**Revenues**

- ▶ Total General Fund revenues are 97.36% of the Annual Adopted budget and Assessments are at 97.16% collected.
- ▶ Total General Fund expenditures are at approximately 46.42% of the Annual Adopted budget below the targeted 50%.

**Variance Analysis**

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b>Expenditures</b>				
<b><u>Administrative</u></b>				
Insurance - General Liability	\$ 60,000	\$ 24,119	40%	FMIT 2nd installment made in January.
Misc-Web Hosting	\$ 1,619	\$ 1,553	96%	ADA compliance payment - \$1,553.
Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
<b><u>Field</u></b>				
Workers' Compensation	\$ 6,000	\$ 2,955	49%	FMIT 2nd installment made in January.
Utility - Gas	\$ 6,000	\$ 7,715	129%	Bahr's Propane Gas propane gas refill services.
R&M-Buildings	\$ 3,300	\$ 3,544	107%	Lake Bernadette Community Assoc. - \$1,875 repair monument; other miscellaneous repairs.
R&M-Equipment	\$ 18,000	\$ 22,652	126%	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**

**March 31, 2026**

**Variance Analysis - contiuned**

<b>Account Name</b>	<b>Annual Budget</b>	<b>YTD Actual</b>	<b>% of Budget</b>	<b>Explanation</b>
R&M-Fitness Equipment	\$ 2,000	\$ 7,059	353%	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	\$ 2,533	60%	Complete I.T. ACS prox cards, Brivo monthly data plans, monthly email accounts.

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

**Supporting Schedules**

*March 31, 2026*

# Lake Bernadette

Community Development District

**Non-Ad Valorem Special Assessments  
(Pasco County Tax Collector - Monthly Collection Distributions)  
For the Fiscal Year Ending September 30, 2026**

Date Received	Net Amount Received	Discount / (Penalties) Amount	Collection Costs	Gross Amount Received	ALLOCATION		
					General Fund Assessments	Eagle Fund Assessments	Janine Drive Fund Assessments
<b>Assessments Levied FY 2026</b>				\$790,113	\$ 784,065	\$ 4,116	\$ 1,932
<b>Allocation %</b>				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
03/12/26	9,704	124	198	10,027	9,950	52	24
<b>TOTAL</b>	<b>\$ 722,947</b>	<b>\$ 29,938</b>	<b>\$ 14,754</b>	<b>\$ 767,640</b>	<b>\$ 761,806</b>	<b>\$ 3,992</b>	<b>\$ 1,842</b>
<b>% COLLECTED</b>				97%	97%	97%	97%
<b>TOTAL OUTSTANDING</b>				<b>\$ 22,473</b>	<b>\$ 22,259</b>	<b>\$ 124</b>	<b>\$ 90</b>

**Cash and Investment Report**

*March 31, 2026*

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
<b>GENERAL FUND</b>				
Checking Account - Operating	BankUnited	N/A	0.00%	\$ 566,210
			<b>Subtotal Checking</b>	<b>\$ 566,210</b>
Money Market Account	BankUnited	N/A	3.40%	\$ 1,794,398
			<b>Subtotal MM</b>	<b>\$ 1,794,398</b>
			<b>Grand Total</b>	<b>\$ 2,360,608</b>

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	100304	03/02/26	DAN NESSELT	021926-1003	Reimbursement for Jan Cell bill	BILLPRD 5/20-6/19/24	541003-53901	\$69.92
001	100305	03/02/26	LOST ART	021926-	Touch up Exterior Paint - Feb 2026	paint	546012-53901	\$450.00
001	100306	03/02/26	BAHR'S PROPANE GAS	U010A403	Commercial Propane Gas Feb 2026	ANNUAL MAINT PROG	546004-53901	\$960.81
001	100307	03/02/26	DLTD SOLUTIONS INC.	0006097	SEC / TRAFFIC CONTROL	SEC/TRAFFIC CONTROL	534099-53901	\$165.00
001	100308	03/02/26	INFRAMARK LLC	172978	Management Fee March 2026	MGMT FEES	531027-51201	\$5,555.58
001	100309	03/02/26	FLORIDA MUNICIPAL INSURANCE TRUST	030126-FH0786	MEDICAL/DENTAL/LIFE INS	MEDICAL / DENTAL / LIFE INS	523001-53901	\$3,036.47
001	100310	03/02/26	COASTAL FITNESS SERVICE	34617	PRECOR MODEL RECUMBENT BIKE	SEVICE GYM EQUIPMENT	546115-53901	\$1,295.00
001	100311	03/02/26	JEFFREY MASON	0006098	Roving patrols Feb 2026	SEC / TRAFFIC CONTROL	534037-53901	\$825.00
001	100312	03/02/26	SARAH NESSELT	011626-	Janitorial Jan 2026	JUNE JANITORIAL SVCS	534026-53901	\$765.00
001	100313	03/02/26	AQUA TRIANGLE 1 CORP	8529868135	Service Labor labeled Valves at the Cabana pool	MONTHLY POOL MAINT	549900-53901	\$350.00
001	100314	03/11/26	SHORT & SIMPLE SUPPLIES INC	INV28230	Cleaning Supplies March 2026	supplies	551003-53901	\$220.86
001	100315	03/11/26	SR LANDSCAPING LLC	11 56589	Monthly landscape contract March 2026	landscape	534050-53901	\$6,838.00
001	100316	03/11/26	BAHR'S PROPANE GAS	U1057073	Propane Gas Refill Feb 2026	ANNUAL MAINT PROG	546004-53901	\$163.93
001	100316	03/11/26	BAHR'S PROPANE GAS	U010A591	Propane Feb 2026	ANNUAL MAINT PROG	546004-53901	\$519.01
001	100317	03/11/26	SITE MASTERS OF FL LLC	030226-1	Asphalt repair outbound exit Quiet Oaks lane and Golf Lin road		546917-53901	\$2,400.00
001	100318	03/11/26	COMPLETE I.T.	19246	Brivio Reader Monthly Plan March 2026	GOOGLE EMAIL ACCTS	554001-53901	\$326.00
001	100319	03/11/26	PASCO COUNTY BOCC	2026000580	ANNUAL INSPECTION	R&M-Buildings	546012-53901	\$100.00
001	100320	03/11/26	AQUA TRIANGLE 1 CORP	925643	3x weekly commercial pool cleaning March 2026	MONTHLY POOL MAINT	534078-53901	\$1,800.00
001	100321	03/11/26	SOLITUDE LAKE MANAGEMENT	PSI243202	Annual Maintenance March 2026	LAKE MAINT	534089-53901	\$1,548.00
001	100322	03/11/26	REESE ELECTRICAL INC	16166	repair GFCI receptacle in kitchen	electrical	546012-53901	\$220.00
001	100323	03/23/26	BAHR'S PROPANE GAS	U010A850	gas for pool heating	ANNUAL MAINT PROG	543019-53901	\$462.38
001	100324	03/23/26	COOPER POOLS INC	566	Repair Broken Cap tile March 2026	repair	549900-53901	\$255.00
001	100325	03/23/26	PASCO CNTY PROPERTY APPRAISER	26027	property appraiser March 2026	property appraiser	531035-51301	\$150.00
001	100326	03/23/26	A & K ENTERPRISE OF MANATEE	22982	Re strap chaise lounge chair March 2026	repairs	549900-53901	\$1,265.00
001	100327	03/23/26	INFRAMARK LLC	173927	Postage March 2026	MGMT FEES	541006-51301	\$1.48
001	100328	03/23/26	FLORIDA MUNICIPAL INSURANCE TRUST	2526-0786-Q3-2	q3-2 Quarterly Invoice	3rd Qtr payment	155000-53901	\$13,536.75
001	100329	03/23/26	STANTEC	2532474	Engineer Services March 2026	engineer	531013-51501	\$1,000.00
001	100330	03/23/26	DAN NESSELT	031326-1002	Reimbursement for Business Card March 2026	BILLPRD 5/20-6/19/24	551002-51301	\$75.92
001	100331	03/23/26	LOST ART	031026-	Paint touchup March 2026	lost art	546012-53901	\$605.00
001	100332	03/24/26	AQUA TRIANGLE 1 CORP	2236408	POOL SVCS March 2026	R/M POOL	546022-53901	\$175.00
001	100333	03/24/26	DAN NESSELT	031826-CELL	reimbursement for Feb 2026 phone bill	Communication - Telephone	541003-53901	\$69.92
001	100334	03/24/26	TIMES PUBLISHING CO	81071-031826	Legal Advertisement 2026-27	NOTICE OF QUALIFYING CANDIDATES	548002-51301	\$78.80
001	100335	03/24/26	FLORIDA MUNICIPAL INSURANCE TRUST	040126-FH0786	MEDICAL / DENTAL / LIFE INS	Prepaid Insurance	155100-53901	\$3,036.47
001	100336	03/24/26	COASTAL FITNESS SERVICE	34812	Quarterly Fitness Center Maint March 2026	SEVICE GYM EQUIPMENT	546115-53901	\$175.00
001	100337	03/24/26	YELLOWSTONE LANDSCAPE	1130914	Monthly landscape contract Dec 2025	landscape	534050-53901	\$4,347.00
001	100337	03/24/26	YELLOWSTONE LANDSCAPE	1130915	Monthly Landscape Maint Jan 2026	Contracts-Landscape	534050-53901	\$4,347.00
001	300141	03/06/26	PASCO COUNTY UTILITIES SERVICE	021826-ACH	BILLING PRD 01/06/26-2/4/26	BILLPRD 6/6-7/8/24	543018-53901	\$1,899.80
001	300142	03/09/26	FRONTIER	022226-7690-ACH	BILLING PRD Feb 22- Mar 21, 2026	Communication - Telephone	541003-53901	\$114.12
001	300143	03/09/26	ELAN FINANCIAL SVCS - ACH	021226-2780	MARCH SUPPLIES	OFFICE SUPPLIES	551002-53901	\$39.99
001	300143	03/09/26	ELAN FINANCIAL SVCS - ACH	021226-2780	MARCH SUPPLIES	R&M Equipment	546022-53901	\$630.42
001	300143	03/09/26	ELAN FINANCIAL SVCS - ACH	021226-2780	MARCH SUPPLIES	TRAVEL	540005-53901	\$50.00
001	300143	03/09/26	ELAN FINANCIAL SVCS - ACH	021226-2780	MARCH SUPPLIES	CLEANING SUPPLIES	551003-53901	\$154.19
001	300144	03/11/26	FRONTIER	122225-7690-ACH	BILL PRD 12/22-1/21/26	Communication - Telephone	541003-53901	\$114.21
001	300145	03/17/26	AMERITAS ACH	AM-030926-401-ACH	PD 3/13/26	Retirement Benefits	522020-53901	\$177.98
001	300146	03/23/26	AMERITAS ACH	AM-030926-457-ACH	PD 3/13/26	Retirement Benefits	522020-53901	\$450.00
001	300147	03/26/26	WASTE MANAGEMENT OF FLORIDA - ACH	1176703-1568-0	SRV PRD MARCH 2026	Utility - Refuse Removal	543020-53901	\$93.68
001	300148	03/31/26	AMERITAS ACH	AM-032026-401-ACH	PD 3/27/26-401	PD 6/21/24	522020-53901	\$177.98
001	300149	03/31/26	AMERITAS ACH	AM-032026-457-ACH	PD 3/27/26-457	PD 6/21/24	522020-53901	\$450.00
001	300150	03/31/26	ELAN FINANCIAL SVCS - ACH	011426-2780-ACH	DEC / JAN PURCHASES	EQUIP MAINT	546022-53901	\$555.74
001	300150	03/31/26	ELAN FINANCIAL SVCS - ACH	011426-2780-ACH	DEC / JAN PURCHASES	CLEANING SUPPLIES	551003-53901	\$33.30
001	300150	03/31/26	ELAN FINANCIAL SVCS - ACH	011426-2780-ACH	DEC / JAN PURCHASES	OFFICE SUPPLIES	551002-53901	\$62.09
001	300150	03/31/26	ELAN FINANCIAL SVCS - ACH	011426-2780-ACH	DEC / JAN PURCHASES	TRAVEL EXP	540005-53901	\$100.00

**LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 03/01/2026 to 03/31/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	300151	03/31/26	PASCO COUNTY UTILITIES SERVICE	031826-ACH	SERV PRD 2/4/26-3/6/26	031826-ACH	543018-53901	\$1,239.12
001	300152	03/27/26	DUKE ENERGY	03/06/26-ACH	BILL PRD 02/05/26-03/04/26	Electricity - General	543006-53901	\$186.29
001	300152	03/27/26	DUKE ENERGY	03/06/26-ACH	BILL PRD 02/05/26-03/04/26	Electricity - Streetlights	543013-53901	\$3,002.19
001	300157	03/05/26	ADT SECURITY SVCS - ACH	021326-5957-ACH	SEC SVCS MAR26	SEC SVCS MAR 2026	534037-53901	\$41.30
001	DD03362	03/10/26	EXTREME CONCRETE MAKEOVER LLC	JP-4950-1597	COOL DECK RESURFACING	R&M-Equipment	546022-53901	\$3,537.50
							<b>Fund Total</b>	<b>\$70,299.20</b>

<b>Total Checks Paid</b>	<b>\$70,299.20</b>
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COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	TOTAL HOURS	REGULAR EARNINGS	TOTAL EARNINGS
NK1	Berman, Michael C	001025	NK1001025	03/26/2026	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callaghan, James G	001043	NK1001043	03/26/2026	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Callie, Sharon K	001050	NK1001050	03/26/2026	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Hazelett, Bonnie K	001045	NK1001045	03/26/2026	200.00	184.70	184.70	1.00	200.00	200.00
NK1	Van Liew, Robert R	001036	NK1001036	03/26/2026	200.00	184.70	184.70	1.00	200.00	200.00
Totals For Company Code NK1:					1,000.00	923.50	923.50	5.00	1,000.00	1,000.00

COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	TOTAL HOURS	REGULAR EARNINGS	TOTAL EARNINGS
U6I	Kiely, William F	001035	U6I001035	03/13/2026	462.80	427.40	427.40	26.00	462.80	462.80
U6I	Kiely, William F	001035	U6I001035	03/27/2026	587.40	542.46	542.46	33.00	587.40	587.40
U6I	Lanser, Denise M	001051	U6I001051	03/13/2026	643.70	592.01	592.01	41.00	643.70	643.70
U6I	Lanser, Denise M	001051	U6I001051	03/27/2026	612.30	565.46	565.46	39.00	612.30	612.30
U6I	Nesselt, Daniel A	001006	U6I001006	03/13/2026	2,966.40	2,057.84	2,057.84	80.00	2,966.40	2,966.40
U6I	Nesselt, Daniel A	001006	U6I001006	03/27/2026	2,966.40	2,057.84	2,057.84	80.00	2,966.40	2,966.40
U6I	Pesce, Gregory A	001052	U6I001052	03/27/2026	205.10	189.41	189.41	14.00	205.10	205.10
U6I	Pesce, Gregory A	001052	U6I001052	03/13/2026	175.80	162.35	162.35	12.00	175.80	175.80
U6I	Yates, John S	001047	U6I001047	03/27/2026	201.00	185.62	185.62	12.00	201.00	201.00
U6I	Yates, John S	001047	U6I001047	03/13/2026	201.00	185.63	185.63	12.00	201.00	201.00
U6I	Yates, Martina	001042	U6I001042	03/13/2026	971.50	874.27	874.27	58.00	971.50	971.50
U6I	Yates, Martina	001042	U6I001042	03/27/2026	569.50	525.93	525.93	34.00	569.50	569.50
Totals For Company Code U6I:					10,562.90	8,366.22	8,366.22	441.00	10,562.90	10,562.90

## RESOLUTION 2026-04

### **A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT AMENDING THE DISTRICT'S RULES FOR USE OF ITS AMENITIES FACILITIES; PROVIDING A SEVERABILITY CLAUSE; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR REPEAL OF RULES IN CONFLICT THEREWITH.**

**WHEREAS**, the Lake Bernadette Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

**WHEREAS**, Chapter 190, Florida Statutes, authorizes the District to adopt resolutions as may be necessary for the conduct of District business including rules, charges, and fees for usage of District amenities; and

**WHEREAS**, the District has previously adopted Rules and Regulations for which it now desires to make certain amendments and revisions to the Rules and Regulations including but not limited to any fees and charges (hereinafter referred to as the "Rules"); and

**WHEREAS**, the revised Rules (and any forms related thereto), attached hereto as Exhibit A, and incorporated herein by reference, are for immediate use and application, having been adopted by the District Board of Supervisors after a duly noticed public hearing on April 28, 2026.

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

**SECTION 1.** The Board of Supervisors hereby adopts the revised Rules, attached as Exhibit A. The Rules referenced herein shall stay in full force and effect until such time as the Board of Supervisors may amend, rescind, or repeal the attached in accordance with Chapter 190, Florida Statutes, and other applicable law.

**SECTION 2.** District staff has provided notice to the general public in accordance with Chapters 120 and 190, Florida Statutes, and scheduled a public hearing before the Board of Supervisors.

**SECTION 3.** If any provision of this Resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

**SECTION 4.** This Resolution shall become effective immediately upon its passage and shall remain in effect unless rescinded or repealed.

**SECTION 5.** This Resolution shall repeal all previously adopted rules, fees and forms to the extent that they are in conflict.

**PASSED AND ADOPTED** this \_\_\_\_\_ day of \_\_\_\_\_, 2026.

ATTEST:

**LAKE BERNADETTE COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Chair / Vice Chair

Exhibit A: Amended Rules and Regulations

# *Lake Bernadette Community Center*

## *Clubhouse Rental Application*

NAME \_\_\_\_\_

ADDRESS \_\_\_\_\_

HOME PHONE \_\_\_\_\_ WORK PHONE \_\_\_\_\_

ROOM/SPACE REQUESTED \_\_\_\_\_

DATE REQUESTED \_\_\_\_\_ TIME \_\_\_\_\_ TO \_\_\_\_\_

PURPOSE \_\_\_\_\_ NUMBER OF GUESTS \_\_\_\_\_

(Limited to 60 guests)

DETAILED DESCRIPTION OF EVENTS \_\_\_\_\_

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

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

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

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

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

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

**A fee of \$150.00 up to 4 hours plus \$50 for each additional hour is required for the use of the facility during staffed hours ending by 8 P.M. (The fee will be collected day of event.)**

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

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

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

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

\_\_\_\_\_ Deposit \$500.00

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

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

Signature of resident \_\_\_\_\_ Date \_\_\_\_\_

Signature of staff preparing agreement \_\_\_\_\_ Date \_\_\_\_\_

# 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: \_\_\_\_\_

*Lake Bernadette Community Development  
Contractual Instructor Agreement*

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

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

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

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

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

Party is required to provide and maintain liability insurance.

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

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

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

Lake Bernadette Community Development District

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Title: \_\_\_\_\_

Name: \_\_\_\_\_  
Date: \_\_\_\_\_  
Title: \_\_\_\_\_





*Lake Bernadette*  
*Community Development District*

**FISCAL YEAR 2027**  
**PROPOSED BUDGET**

**April 20, 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	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
<b>REVENUES</b>					
Interest - Investments	\$30,000.00	\$30,581.00	\$0.00	\$30,581.00	\$30,000.00
Special Assmnts- Tax Collector	\$784,065.00	\$761,806.00	\$22,259.00	\$784,065.00	\$850,187.32
Special Assmnts- Discounts	-\$31,362.00	-\$29,712.00	\$0.00	-\$29,712.00	-\$34,007.49
Room Rentals	\$1,500.00	\$1,369.00	\$131.00	\$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	\$14.00	\$36.00	\$50.00	\$50.00
Amenities Revenue	\$400.00	\$112.00	\$288.00	\$400.00	\$400.00
Recreation Membership	\$1,700.00	\$1,275.00	\$425.00	\$1,700.00	\$1,700.00
<b>TOTAL REVENUES</b>	<b>\$786,853.00</b>	<b>\$766,044.00</b>	<b>\$23,616.00</b>	<b>\$789,660.00</b>	<b>\$850,329.83</b>

**EXPENDITURES**

**Administrative**

P/R-Board of Supervisors	\$12,000.00	\$4,800.00	\$7,200.00	\$12,000.00	\$12,000.00
FICA Taxes	\$918.00	\$230.00	\$688.00	\$918.00	\$918.00
ProfServ-Engineering	\$12,000.00	\$3,638.00	\$8,362.00	\$12,000.00	\$12,000.00
ProfServ-Legal Services	\$5,000.00	\$4,508.00	\$4,582.72	\$9,090.72	\$15,000.00
ProfServ-Mgmt Consulting	\$66,667.00	\$33,333.00	\$33,885.48	\$67,218.48	\$68,667.01
ProfServ-Property Appraiser	\$150.00	\$150.00	\$0.00	\$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	\$93.00	\$407.00	\$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	\$79.00	\$621.00	\$700.00	\$700.00
Miscellaneous Services	\$1,200.00	\$431.00	\$769.00	\$1,200.00	\$1,200.00
Misc-Assessment Collection Cost	\$15,681.00	\$14,642.00	\$1,039.00	\$15,681.00	\$17,003.75
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	\$1,578.74	\$3,131.74	\$1,667.57
Office Supplies	\$150.00	\$76.00	\$74.00	\$150.00	\$0.00
Annual District Filing Fee	\$175.00	\$175.00	\$0.00	\$175.00	\$175.00
<b>Total Administrative</b>	<b>\$184,010.00</b>	<b>\$88,600.00</b>	<b>\$101,564.94</b>	<b>\$190,164.94</b>	<b>\$197,231.33</b>

**Field**

Payroll-General Staff	\$125,000.00	\$68,240.00	\$56,760.00	\$125,000.00	\$125,000.00
FICA Taxes	\$9,563.00	\$5,204.00	\$4,359.00	\$9,563.00	\$9,562.50
Retirement Benefits	\$7,640.00	\$2,814.00	\$4,826.00	\$7,640.00	\$7,640.00
Life and Health Insurance	\$38,000.00	\$21,037.00	\$16,963.00	\$38,000.00	\$38,000.00

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET	THRU	April-	PROJECTED	BUDGET
	FY 2026	3/31/2026	9/30/2026	FY 2026	FY 2027
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
Contracts-Security Services	\$500.00	\$248.00	\$252.00	\$500.00	\$500.00
Contracts-Landscape	\$59,000.00	\$28,573.00	\$29,046.59	\$57,619.59	\$82,056.00
Contracts-Pools	\$20,400.00	\$10,500.00	\$10,674.03	\$21,174.03	\$21,000.00
Contracts-Ponds	\$20,000.00	\$9,288.00	\$10,712.00	\$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	\$200.00	\$400.00	\$600.00	\$600.00
Communication - Telephone	\$1,500.00	\$1,149.00	\$351.00	\$1,500.00	\$1,500.00
Electricity - General	\$25,000.00	\$11,290.00	\$13,710.00	\$25,000.00	\$25,000.00
Electricity - Streetlights	\$41,000.00	\$19,948.00	\$21,052.00	\$41,000.00	\$41,000.00
Utility - Water	\$16,000.00	\$10,364.00	\$5,636.00	\$16,000.00	\$18,000.00
Utility - Gas	\$6,000.00	\$7,715.00	\$7,842.87	\$15,557.87	\$8,000.00
Utility - Refuse Removal	\$1,000.00	\$646.00	\$354.00	\$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	\$3,544.00	\$0.00	\$3,544.00	\$3,300.00
R&M-Equipment	\$18,000.00	\$22,652.00	\$23,027.45	\$45,679.45	\$20,000.00
R&M-Fitness Equipment	\$2,000.00	\$7,059.00	\$7,176.00	\$14,235.00	\$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	\$813.26	\$1,613.26	\$8,000.00
Road/Sidewalk Maintenance	\$5,000.00	\$2,400.00	\$2,439.78	\$4,839.78	\$25,000.00
Miscellaneous Services	\$7,000.00	\$2,499.00	\$4,501.00	\$7,000.00	\$7,000.00
Misc-Contingency	\$10,500.00	\$2,770.00	\$7,730.00	\$10,500.00	\$10,500.00
Office Supplies	\$1,500.00	\$292.00	\$296.84	\$588.84	\$500.00
Cleaning Supplies	\$5,000.00	\$1,081.00	\$1,098.92	\$2,179.92	\$2,500.00
Op Supplies - Uniforms	\$600.00	\$0.00	\$0.00	\$0.00	\$700.00
Subscriptions and Memberships	\$4,200.00	\$2,533.00	\$1,667.00	\$4,200.00	\$4,200.00
Reserve	\$82,240.00	\$16,830.00	\$65,410.00	\$82,240.00	\$82,240.00
<b>Total Field</b>	<b>\$602,843.00</b>	<b>\$276,654.00</b>	<b>\$362,420.73</b>	<b>\$639,074.73</b>	<b>\$653,098.50</b>

<b>TOTAL EXPENDITURES</b>	<b>\$786,853.00</b>	<b>\$365,254.00</b>	<b>\$463,985.67</b>	<b>\$829,239.67</b>	<b>\$850,329.83</b>
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Excess (deficiency) of revenues

Over (under) expenditures	\$0.00	\$400,790.00	-\$440,369.67	-\$39,579.67	\$0.00
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ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
<b>OTHER FINANCING SOURCES (USES)</b>					
Use of Fund Balance	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$400,790.00	-\$440,369.67	-\$39,579.67	\$0.00
<b>FUND BALANCE, BEGINNING</b>	<b>\$1,917,907.00</b>	<b>\$1,917,907.00</b>	<b>\$0.00</b>	<b>\$1,917,907.00</b>	<b>\$1,878,327.33</b>
<b>FUND BALANCE, ENDING</b>	<b>\$1,917,907.00</b>	<b>\$2,318,697.00</b>	<b>-\$440,369.67</b>	<b>\$1,878,327.33</b>	<b>\$1,878,327.33</b>

**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	-\$39,579.67
<b>Estimated Funds Available - 9/30/2026</b>	<b>\$1,878,327.33</b>

**FISCAL YEAR 2027 RESERVE FUND ANALYSIS**

Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	\$1,878,327.33
Less: First Quarter Operating Reserve (1)	-\$212,582.46
Less: Designated Reserves for Capital Projects	-\$752,961.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	\$0.00
<b>Estimated Remaining Undesignated Cash as of 9/30/2027</b>	<b>\$912,783.87</b>

**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 3/31/2026	PROJECTED April- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$4,116.00	\$3,992.00	\$124.00	\$4,116.00	\$4,116.00
Special Assmnts- Discounts	-\$165.00	-\$156.00	\$0.00	-\$156.00	-\$164.64
<b>TOTAL REVENUES</b>	<b>\$3,951.00</b>	<b>\$3,836.00</b>	<b>\$124.00</b>	<b>\$3,960.00</b>	<b>\$3,951.36</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	\$82.00	\$77.00	\$5.00	\$82.00	\$82.32
<b>Total Administrative</b>	<b>\$82.00</b>	<b>\$77.00</b>	<b>\$5.00</b>	<b>\$82.00</b>	<b>\$82.32</b>
<b>TOTAL EXPENDITURES</b>	<b>\$82.00</b>	<b>\$77.00</b>	<b>\$5.00</b>	<b>\$82.00</b>	<b>\$82.32</b>
Excess (deficiency) of revenues Over (under) expenditures	\$3,869.00	\$3,759.00	\$119.00	\$3,878.00	\$3,869.04
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$3,759.00	\$119.00	\$3,878.00	\$3,869.04
<b>FUND BALANCE, BEGINNING</b>	<b>\$31,194.00</b>	<b>\$31,194.00</b>	<b>\$0.00</b>	<b>\$31,194.00</b>	<b>\$35,072.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$35,063.00</b>	<b>\$34,953.00</b>	<b>\$119.00</b>	<b>\$35,072.00</b>	<b>\$38,941.04</b>

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

ACCOUNT DESCRIPTION	ADOPTED	ACTUAL	PROJECTED	TOTAL	ANNUAL
	BUDGET FY 2026	THRU 3/31/2026	April- 9/30/2026	PROJECTED FY 2026	BUDGET FY 2027
<b>REVENUES</b>					
Special Assmnts- Tax Collector	\$1,932.00	\$1,842.00	\$90.00	\$1,932.00	\$1,931.94
Special Assmnts- Discounts	-\$77.00	-\$72.00	\$0.00	-\$72.00	-\$77.28
<b>TOTAL REVENUES</b>	<b>\$1,855.00</b>	<b>\$1,770.00</b>	<b>\$90.00</b>	<b>\$1,860.00</b>	<b>\$1,854.66</b>
<b>EXPENDITURES</b>					
<i>Administrative</i>					
Misc-Assessment Collection Cost	\$39.00	\$35.00	\$4.00	\$39.00	\$38.64
<b>Total Administrative</b>	<b>\$39.00</b>	<b>\$35.00</b>	<b>\$4.00</b>	<b>\$39.00</b>	<b>\$38.64</b>
<b>TOTAL EXPENDITURES</b>	<b>\$39.00</b>	<b>\$35.00</b>	<b>\$4.00</b>	<b>\$39.00</b>	<b>\$38.64</b>
Excess (deficiency) of revenues Over (under) expenditures	\$1,816.00	\$1,735.00	\$86.00	\$1,821.00	\$1,816.03
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance		\$0.00	\$0.00	\$0.00	\$0.00
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
Net change in fund balance		\$1,735.00	\$86.00	\$1,821.00	\$1,816.03
<b>FUND BALANCE, BEGINNING</b>	<b>\$15,504.00</b>	<b>\$15,504.00</b>	<b>\$0.00</b>	<b>\$15,504.00</b>	<b>\$17,325.00</b>
<b>FUND BALANCE, ENDING</b>	<b>\$17,320.00</b>	<b>\$17,239.00</b>	<b>\$86.00</b>	<b>\$17,325.00</b>	<b>\$19,141.03</b>

**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	\$949.93	\$876.05	8.4%	\$98.00	\$98.00	0%	\$0.00	\$0.00	n/a	\$1,047.93	\$974.05	7.6%	42
Janine Drive	\$949.93	\$876.05	8.4%	\$0.00	\$0.00	n/a	\$69.00	\$69.00	0%	\$1,018.93	\$945.06	7.8%	28
All Remaining Neighborhoods	\$949.93	\$876.05	8.4%	\$0.00	\$0.00	n/a	\$0.00	\$0.00	n/a	\$949.93	\$876.05	8.4%	825
													<b>895</b>

# SOLITUDE LAKE MANAGEMENT



## Lake Bernadette CDD Waterway Inspection Report

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**Reason for Inspection:** Scheduled-recurring

**Inspection Date:** 2026-04-17

**Prepared for:**

District Manager  
Inframark

**Prepared by:**

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

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**SITE ASSESSMENTS**

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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:

Site looks good

The water flow structure is clear from all debris. Site is in good shape.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 16

### Comments:

Site looks good

Site is still doing well. Beneficial plants are coming in nicely. Shorelines are free of weeds.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 17

### Comments:

Normal growth observed

This site has a surface algae bloom present. This will be the last report with this site in it.



### Action Required:

Routine maintenance next visit

### Target:

Surface algae

Site: 18

**Comments:**

Normal growth observed  
Surface algae has started growing and will need another 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  
Site is looking great. No invasive weeds present.



**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. Sites looking well.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 30

**Comments:**

Normal growth observed

Some new beneficials popping up. Overall Site looks well.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 30A

**Comments:**

Normal growth observed

Site is looking very well. Minor shoreline weeds but overall no concerns.



**Action Required:**

Routine maintenance next visit

**Target:**

Shoreline weeds

## Site: 32

### Comments:

Normal growth observed

Site is having a PA bloom and will need to have an algae treatment.

### Action Required:

Routine maintenance next visit

### Target:

Planktonic algae



## Site: 33

### Comments:

Normal growth observed

Site has had a new algae bloom. Algae treatment will be needed clearing away the surface algae.

### Action Required:

Routine maintenance next visit

### Target:

Surface algae



## Site: 34

### Comments:

Normal growth observed

Site is looking well. Minor PA present which we will try to catch early.

### Action Required:

Routine maintenance next visit

### Target:

Planktonic algae



## 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

Site is completely dry. No nuisance growth present.



### Action Required:

Routine maintenance next visit

### Target:

Species non-specific

## Site: 45B

### Comments:

Site looks good

Site is still very dry and we will continue to keep growth cleared from site.



### 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 are still low.



**Action Required:**

Routine maintenance next visit

**Target:**

Species non-specific

Site: 46B

**Comments:**

Site looks good

This site is looking well.



**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  
This site is doing well. Overall no concerns to note.

**Action Required:**

Routine maintenance next visit

**Target:**

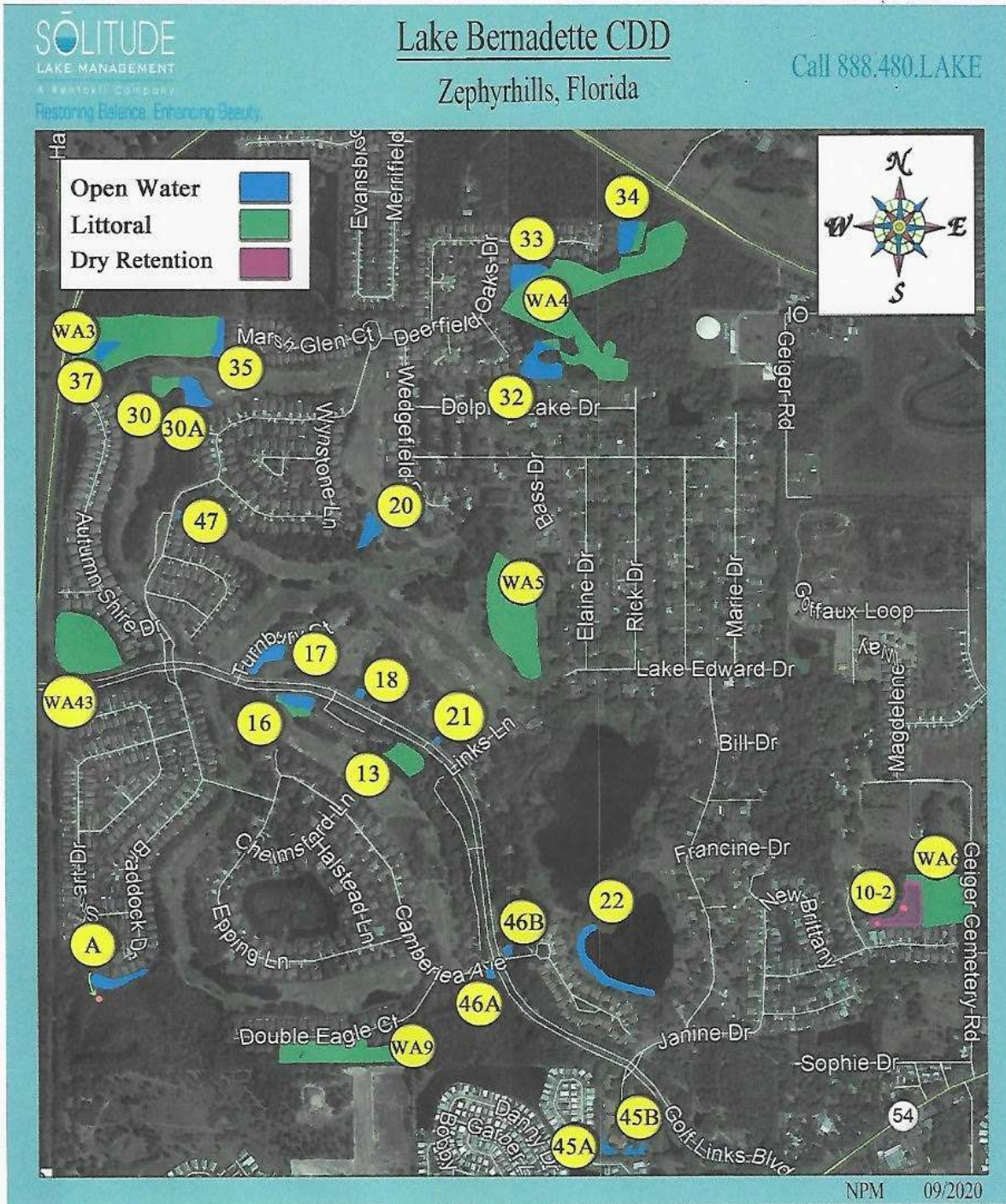
Species non-specific



**Management Summary**

The pictures on the left column are from March 2026 and the pictures on the right are from April 2026.  
Water levels are still low in most ponds due to the lack of rain. Our main priority for this month is to stay on top of the algae blooms and shoreline growth. Some of the ponds are running dry and weeds could start growing where the water normally is so we plan on maintaining it. Ponds 18 ,32 ,33 and 34 are experiencing Algae/PA blooms. These sites will be treated, as well as a followed up on to ensure they clear up and. Shoreline growth is at a low this month in Lake Bernadette as all sites have very minor weeds present. We are hoping for rain to see these ponds fill with water soon!  
All other sites are looking great. New beneficials are looking good within sites.  
Pond 17 will no longer be serviced as of May 1st.  
Feel free to reach out with any questions or concerns. Email: [emalina.robinson@solitudelake.com](mailto:emalina.robinson@solitudelake.com)  
Thank you for choosing SOLitude Lake Management!

Site	Comments	Target	Action Required
13	Site looks good	Species non-specific	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	Normal growth observed	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	Normal growth observed	Shoreline weeds	Routine maintenance next visit
32	Normal growth observed	Planktonic algae	Routine maintenance next visit
33	Normal growth observed	Surface algae	Routine maintenance next visit
34	Normal growth observed	Planktonic algae	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



### **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](http://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



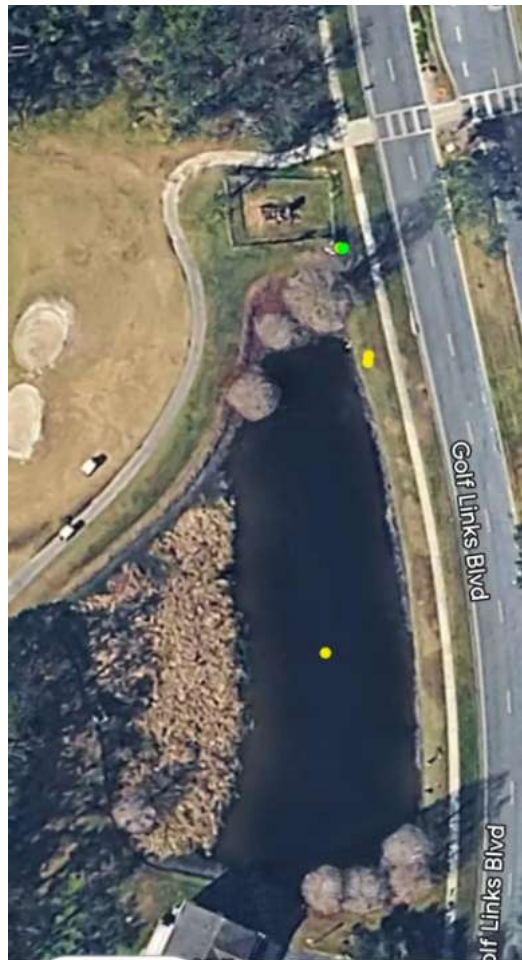
**Two (2)** ProAir 4 Weighted Bottom Diffusers

**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).

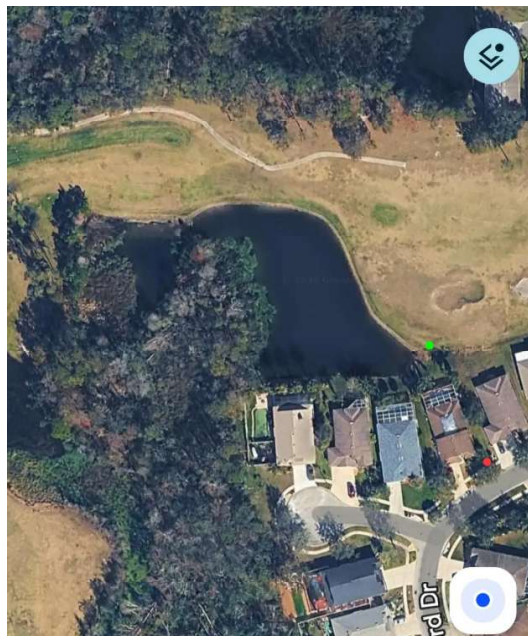




**Option 5: Airmax Aeration System Install at Pond 30a:**

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).





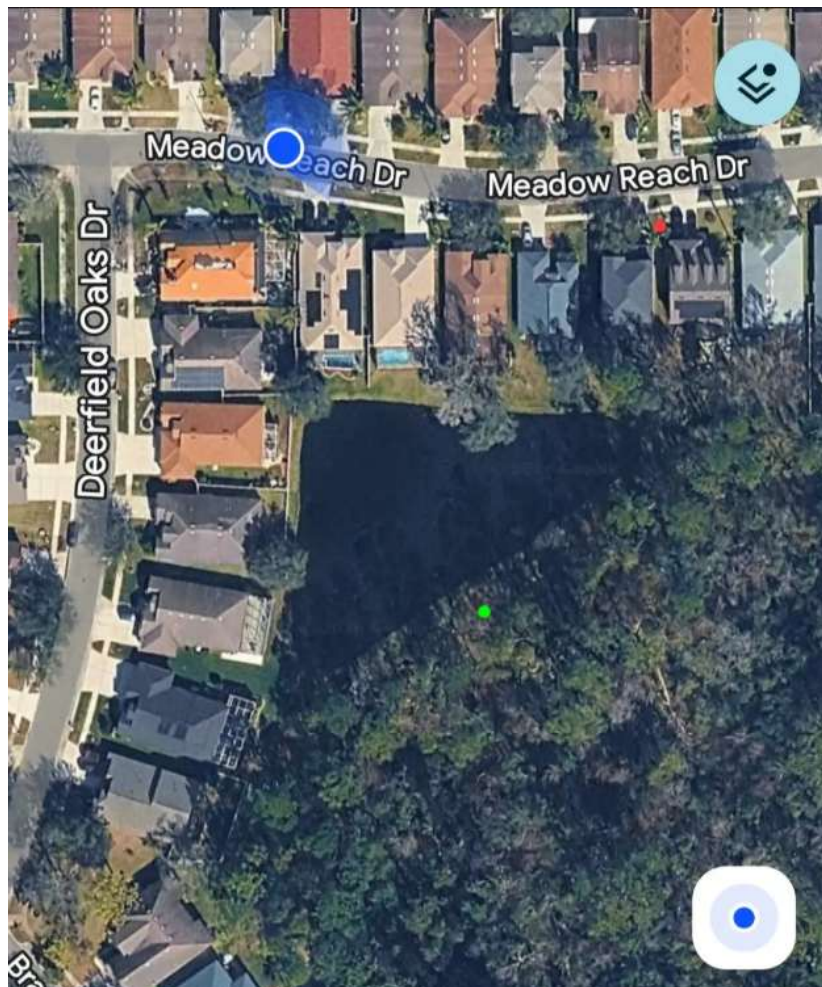
**Option 6: Airmax Aeration Solar System Install at Pond 33:**

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**

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

APR 13 2026

By



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**PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.**

ATTORNEYS AND COUNSELORS AT LAW

David P. Persson\*\*

Andrew H. Cohen

Kelly M. Fernandez\*

Maggie D. Mooney\*

R. David Jackson\*

Daniel P. Lewis

Amy T. Farrington

Karla M. Armstrong

\* Board Certified City, County and Local Government Law

\*\* Retired

Telephone (941) 306-4730

Facsimile (941) 306-4832

Email: [acohen@flgovlaw.com](mailto:acohen@flgovlaw.com)

Reply to: Venice

April 8, 2026

Alba Sanchez, District Manager  
Inframark  
205 Pan Am Circle, Ste. 300  
Tampa, FL 33607

RE: CPI Attorney Fees - Lake Bernadette Community Development District

Dear Alba:

Pursuant to our fee agreement with the Lake Bernadette Community Development District, our hourly rate is adjusted annually on October 1 by the Consumer Price Index ("CPI") established for the preceding year in February. As in past years, we are providing a reminder early in order that the District may have ample time to consider what, if any, effect the CPI has upon the District's next year's budget. The applicable CPI for this year's adjustment is 2.4%. The adjusted hourly rate we are requesting is as follows: \$358.00 per hour.

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Lakewood Ranch  
6853 Energy Court  
Lakewood Ranch, Florida 34240

Venice  
236 Pedro Street  
Venice, Florida 34285

Thank you for your attention to this matter. As always, we value our continued working relationship with you and the District. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Andrew H. Cohen". The signature is fluid and cursive, with the first name being the most prominent.

Andrew H. Cohen  
Signed electronically

AHC:mk

cc: Michael Berman, Chairman

## CDD Meeting Topics of Discussion

Lake Bernadette Community Center

April 28, 2026

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### Upcoming Events:

1. Cdd meeting 4/28 6:00pm
2. Got Lobstah 19<sup>th</sup> 3-6pm
3. Kona Ice 19<sup>th</sup> 3-6pm
4. Girl Scouts 24<sup>th</sup> 6-8pm

### Upcoming Projects:

1. Basketball court resurfacing starts 4/22 Ace courts
2. Sod proposal provided by Sunrise Landscape
3. ADA mulch for playground being installed by Sunrise
4. Re staining wood deck at clubhouse
5. 4 Bahrs ac units getting yearly maintenance ( May)
6. Pressure washing bids provided by 3 vendors for Golf Links sidewalks

### Completed projects/ tasks

1. Main pool deck renovated ( Extreme Concrete )
2. 5 new renters registered
3. 13 access cards updated
4. Replaced pool lift battery at cabana pool
5. Replaced 2 soap dispensers at clubhouse
6. Replaced 1 treadmill ( Coastal Fitness)
7. Landscape irrigation repairs done by Sunrise ( took 30 days)
8. Cleaned all patio furniture
9. Installed new big screen tv in cardio are of gym ( residents request)
10. Repaired door latch on clubhouse bath door that broke
11. Replaced 3 missing chain links that were missing on playground fence

## FHP Stats March :

13<sup>th</sup> Speed 4

25<sup>th</sup> Speed 5

30<sup>th</sup> Speed 5

Suspended license 1

Speed warning 1





ESTIMATE	#637
ESTIMATE DATE	Feb 10, 2026
<b>TOTAL</b>	<b>\$4,000.00</b>

### J.T's Pressure Washing

Dan  
 5419 Golf Links Blvd  
 Zephyrhills, FL 33541

(813) 788-7690  
 Info@lakebernadette.org

#### CONTACT US

5622 Southernview Dr  
 Zephyrhills, FL 33541

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

Service completed by: Justin & Tiffani Hendricks

### ESTIMATE

Services	qty	unit price	amount
Sidewalks & ALL Curbing From Clubhouse to Eiland	1.0	\$4,000.00	\$4,000.00

Services subtotal: \$4,000.00

Subtotal	\$4,000.00
Tax (Bank Fee 3%)	\$0.00

**Total \$4,000.00**



# ESTIMATE

# EST-000332

Estimate Date: Feb 11, 2026

Expiry Date: Mar 11, 2026

**FROM:**

**Mr. Pressure Washing, LLC**

EIN # 86-3823543

Email: misterpressurewashing@gmail.com

Phone: (352) 263-0114

**TO:**

**Lake bernadette**

Attn: Dan

5410 Golf Links Boulevard

Zephyrhills, FL, 33541

Phone: (813) 788-7690

**JOB LOCATION:**

**Lake bernadette**

5410 Golf Links Boulevard

Zephyrhills, FL, 33541

Phone: (813) 788-7690

**JOB:**

Estimate

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

## Accepted payment methods

Credit Card, Check, Cash

## Message

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

## Terms

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

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

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

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

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

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

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

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

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

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

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

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

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

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



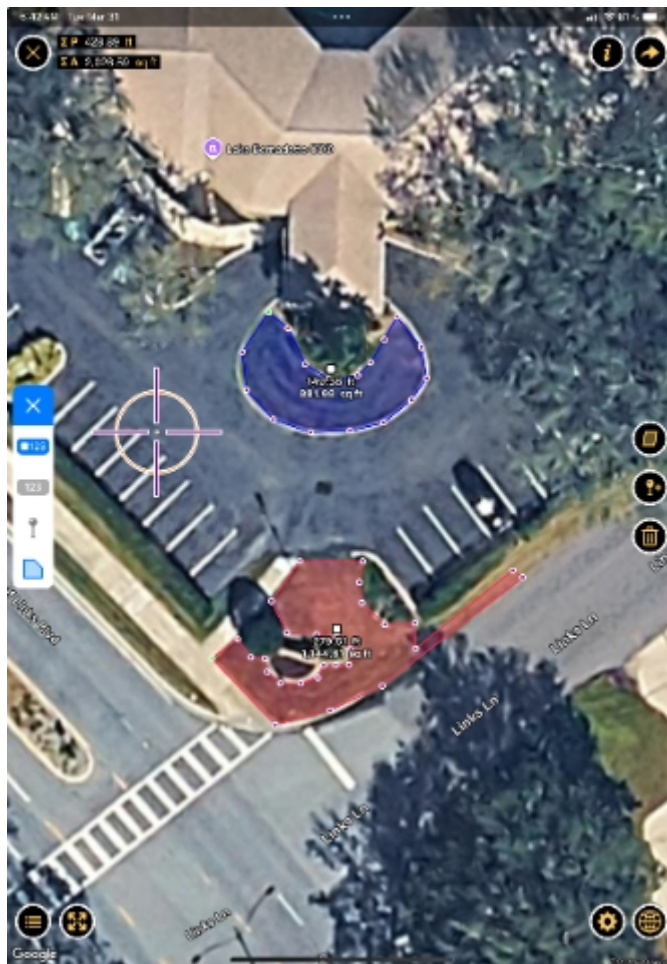
**Proposal Prepared for:**

Lake Bernadette CDD  
5410 Golf Links Boulevard  
Zephyrhills, Florida 33541  
Contact: Dan Nesselt  
Email: info@lakebernadette.org

**Prepared by:**

Tom Bryant  
Email: tbryant@sunriselandscape.com  
Proposal Date: 3/31/2026  
Proposal #: 38289

**Club House Sod Repairs April 2026**



Purpose: Provide pricing to remove and replace dead/dying sod within 2 highlighted areas on attached map.

Process: Sunrise to remove and dispose of off site all dead sod (and weed infested areas) within highlighted areas on attached map. Sunrise will supply and install new Saint Aug sod in its place. Price listed includes irrigation flagging and testing both before and after work is completed.

Blue area (circle) - 900 square feet

Red area (sign wall area) - 1200 square feet

\*\*\*This includes repairing area where delivery truck drove on grass and left large ruts along entrance.

Result: Dead sod areas replaced as needed.

**Proposal Pricing is valid for 30 days from the proposal date.**

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**PROJECT TOTAL:      \$4,546.34**

## Terms & Conditions

### **Terms and Conditions:**

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
  
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
  
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
  
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
  
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

