



Lake Bernadette Community Development District

June 23, 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, Chairman
Robert Van Liew, Vice Chairperson
Bonnie Hazelett, Assistant Secretary
Sharon Callie, Assistant Secretary
James Callaghan, Assistant Secretary

District Staff

Alba Sanchez, District Manager
Andy Cohen, District Counsel
Tonja Stewart, District Engineer
Dan Nesselt, Operations Manager
Ruben Nesbitt, District Accountant
Kareen Baker, District Admin

Regular Meeting Agenda

Tuesday, June 23, 2026, at 6:00 p.m.

The Regular Meeting of the **Lake Bernadette Community Development District** will be held on **Tuesday, June 23, 2026, at 6:00 p.m. at 5410 Golf Links Boulevard, Zephyrhills, FL 33541**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[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#

THE REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. MOTION TO APPROVE AGENDA
3. AUDIENCE COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

4. BUSINESS ADMINISTRATION

- A. Consideration of the Minutes of May 26, 2026, Regular Meeting
- B. Acceptance of May 2026 Financial Report
- C. Financial Snapshot as of June 14, 2026
- D. Cash Flow Analysis as of June 14, 2026

5. BUSINESS ITEMS

- A. Discussion of FHP versus Sheriff Patrol Rates
- B. Discussion of Upcoming Vacancy - Seat #2 Term Expiration

6. STAFF REPORTS

- A. Aquatic Report
- B. District Counsel
- C. District Engineer
- D. Clubhouse Manager's Report
 - i. Ratification of Citrus Park Well Drilling & Irrigation Estimate #2308 – Replacement of Well Pumps -Replaces Approval of Estimate #2307
 - ii. Consideration of Ace Courts, Inc. Estimate #1043 (**Tabled Item**)
 - iii. Consideration of Signarama Estimate #27599 - Replacement of Marquee Signs

- iv. Consideration of Pool Lift Quotes
 - a. Triangles Pool Services Estimate #1426021
 - b. Artistic Pools Estimate #2026-0316-S0532
- v. Consideration of Sunrise Landscape Proposal #42852 – Post-Inspection Repairs
- vi. Consideration of Complete I.T. Proposal for Intercom and Camera System from the Office to the Entrance of the Playground/Cabana Pool Area and Tennis Courts **(To Be sent Under Separate Cover)**

E. District Manager

7. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

8. ADJOURNMENT

40 **FOURTH ORDER OF BUSINESS** **Business Administration**

41 **A. Consideration of the Minutes of April 28, 2026, Regular Meeting**

42 **B. Acceptance of the April 2026 Financial Report**

43

44 On MOTION by Mr. Van Liew, seconded by Ms. Callie, with all in
45 favor, the Minutes of the April 28, 2026, Regular Meeting were
46 approved, and the April 2026 Financial Report was accepted as
47 presented. 5-0

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49 **FIFTH ORDER OF BUSINESS** **Business Items**

50 **A. Presentation of Fiscal Year 2027 Proposed Budget**

51 District Accountant, Mr. Nesbitt, attended via Teams and discussed the revisions made to the
52 proposed budget since the previous session.

53

54 **i. Consideration of Resolution 2026-05, Approving the Fiscal Year 2027 Proposed**
55 **Budget and Setting the Public Hearing**

56

57 On MOTION by Mr. Van Liew, seconded by Ms. Callie, with all in
58 favor, Resolution 2026-05, Approving Proposed Budget(s) for
59 Fiscal Year 2026/2027; maintaining a flat budget; Declaring Special
60 Assessments to Fund the Proposed Budget(s) Pursuant to Chapters
61 170, 190 and 197, Florida Statutes; Setting Public Hearings;
62 Addressing Publication; Addressing Severability; and Providing an
63 Effective date was adopted. 5-0

64

65 **SIXTH ORDER OF BUSINESS** **Staff Reports**

66 **A. Aquatic Report**

- 67
 - The aquatic report was included in the agenda package, and the Board had no questions.

68

69 **B. District Counsel**

70 **i. Reminder of the Form 1 Submission**

- 71
 - The Board was reminded to submit their Form 1 by July 1, 2026. There were no
72 questions regarding Form 1.

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74 **C. District Engineer**

- 75
 - No report.

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77 **D. Clubhouse Manager’s Report**

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 - Ms. Yates presented the On-Site Manager’s Report on behalf of Mr. Nessel.

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On MOTION by Ms. Hazelett, seconded by Ms. Callie, with all in favor, a donation of \$500 to the HOA for the 4th of July celebration at the Clubhouse was approved. 5-0

i. FHP Stats

- The FHP Stats were reviewed.

ii. T&C Well & Pump LLC Estimate #1087

- This item was tabled to the June meeting.

iii. Ratification of Citrus Park Well Drilling & Irrigation, Inc., Estimate #2307

On MOTION by Mr. Berman, seconded by Mr. Van Liew, with all in favor, Citrus Park Well Drilling & Irrigation Inc., Estimate #2307 in the amount of \$6,880 was ratified. 5-0

iv. Consideration of Ace Courts, Inc. Estimate #1043

- This item was tabled to the June meeting.
- Mr. Nesselt submitted a proposal from Site Masters after the agenda package was distributed, for \$3,500 for curbing on Links Lane.

On MOTION by Ms. Callie, seconded by Mr. Callaghan, with all in favor, Site Master's proposal in the amount of \$3,500 for curbing on Links Lane was approved. 5-0

E. District Manager’s Report

i. Information on the Number of Registered Voters – 1,389

- Ms. Sanchez noted that there are 1,389 registered voters within the District.

SEVENTH ORDER OF BUSINESS

Board of Supervisors Requests and Comments

Mr. Berman further discussed the concerns regarding the trees located behind Lakeview, as raised during audience comments. The Board reached a consensus to proceed with the removal of the trees if the cost falls within the approved threshold. If the cost exceeds the threshold, staff will obtain proposals and present them at the next meeting for Board consideration.

Ms. Callie submitted a document for the official files regarding the reclassification of CDD Supervisors from W-2 to 1099 status. A copy was also provided to the Admin.

118 A request was made to add to the June agenda under the On-Site Manager’s Report, proposals
119 for the intercom and camera system from the office to the entrance of the playground, cabana
120 pool area, and tennis courts.

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EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

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|--|
| On MOTION by Ms. Hazelett, seconded by Ms. Callie, with all in favor, the meeting was adjourned at 7:02 p.m. 5-0 |
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Secretary/Assistant Secretary

*Lake Bernadette
Community
Development
District*

Financial Report

May 31, 2026

CLEAR PARTNERSHIPS



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LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

May 31, 2026

Balance Sheet
May 31, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>GENERAL FUND</u> | <u>DOUBLE EAGLE COURT ROAD FUND</u> | <u>JANINE DRIVE FUND</u> | <u>TOTAL</u> |
|-----------------------------|---------------------|---|--------------------------|---------------------|
| <u>ASSETS</u> | | | | |
| Cash - Checking Account | \$ 468,885 | \$ - | \$ - | \$ 468,885 |
| Accounts Receivable - Other | 369 | - | - | 369 |
| Due From Other Funds | - | 35,030 | 17,274 | 52,304 |
| Investments: | | | | |
| Money Market Account | 1,804,448 | - | - | 1,804,448 |
| Prepaid Items | 1,319 | - | - | 1,319 |
| Deposits | 835 | - | - | 835 |
| TOTAL ASSETS | \$ 2,275,856 | \$ 35,030 | \$ 17,274 | \$ 2,328,160 |
| <u>LIABILITIES</u> | | | | |
| Accounts Payable | \$ 23,728 | \$ - | \$ - | \$ 23,728 |
| Sales Tax Payable | 1 | - | - | 1 |
| Deposits | 2,185 | - | - | 2,185 |
| Due To Other Funds | 52,304 | - | - | 52,304 |
| TOTAL LIABILITIES | 78,218 | - | - | 78,218 |
| <u>FUND BALANCES</u> | | | | |
| Nonspendable: | | | | |
| Prepaid Items | 1,319 | - | - | 1,319 |
| Deposits | 835 | - | - | 835 |
| Assigned to: | | | | |
| Operating Reserves | 196,312 | - | - | 196,312 |
| Reserves - Clubhouse/Cabana | 35,576 | - | - | 35,576 |

Balance Sheet
May 31, 2026

| <u>ACCOUNT DESCRIPTION</u> | <u>GENERAL FUND</u> | <u>DOUBLE EAGLE COURT ROAD FUND</u> | <u>JANINE DRIVE FUND</u> | <u>TOTAL</u> |
|--|---------------------|---|--------------------------|---------------------|
| Reserves - Court Amenities | 15,717 | - | - | 15,717 |
| Reserves- Lake Embank/Drainage | 92,517 | - | - | 92,517 |
| Reserves - Other | 190,559 | - | - | 190,559 |
| Reserves - Roadways | 44,693 | - | - | 44,693 |
| Reserves - Swimming Pools | 95,347 | - | - | 95,347 |
| Unassigned: | 1,524,763 | 35,030 | 17,274 | 1,577,067 |
| TOTAL FUND BALANCES | \$ 2,197,638 | \$ 35,030 | \$ 17,274 | \$ 2,249,942 |
| TOTAL LIABILITIES & FUND BALANCES | \$ 2,275,856 | \$ 35,030 | \$ 17,274 | \$ 2,328,160 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>MAY-26 BUDGET</u> | <u>MAY-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|--------------------------------|--------------------------------------|--------------------------------|---|--------------------------|--------------------------|-------------------------------------|
| <u>REVENUES</u> | | | | | | |
| Interest - Investments | \$ 30,000 | \$ 40,630 | 135.43% | \$ 2,500 | \$ 5,112 | \$ 2,612 |
| Room Rentals | 1,500 | 2,152 | 143.47% | 125 | 455 | 330 |
| Interest - Tax Collector | - | 629 | 0.00% | - | - | - |
| Special Assmnts- Tax Collector | 784,065 | 776,889 | 99.08% | 2,031 | 895 | (1,136) |
| Special Assmnts- Discounts | (31,362) | (29,721) | 94.77% | - | - | - |
| Other Miscellaneous Revenues | 500 | 23 | 4.60% | 42 | - | (42) |
| Access Cards | 50 | 37 | 74.00% | 4 | 19 | 15 |
| Amenities Revenue | 400 | 112 | 28.00% | 33 | - | (33) |
| Recreation Membership | 1,700 | 1,700 | 100.00% | 141 | 425 | 284 |
| TOTAL REVENUES | 786,853 | 792,451 | 100.71% | 4,876 | 6,906 | 2,030 |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administration</u> | | | | | | |
| P/R-Board of Supervisors | 12,000 | 6,800 | 56.67% | 1,000 | 1,000 | - |
| FICA Taxes | 918 | 383 | 41.72% | 77 | 77 | - |
| ProfServ-Engineering | 12,000 | 5,315 | 44.29% | 1,000 | - | 1,000 |
| ProfServ-Legal Services | 5,000 | 5,733 | 114.66% | 417 | 700 | (283) |
| ProfServ-Mgmt Consulting | 66,667 | 44,445 | 66.67% | 5,555 | 5,556 | (1) |
| ProfServ-Property Appraiser | 150 | 150 | 100.00% | - | - | - |
| Auditing Services | 4,750 | - | 0.00% | - | - | - |
| Postage and Freight | 500 | 93 | 18.60% | 42 | - | 42 |
| Insurance - General Liability | 60,000 | 36,750 | 61.25% | - | 571 | (571) |
| Legal Advertising | 700 | 301 | 43.00% | 58 | 79 | (21) |
| Miscellaneous Services | 1,200 | 431 | 35.92% | 100 | - | 100 |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>MAY-26 BUDGET</u> | <u>MAY-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|---------------------------------|--------------------------------------|--------------------------------|---|--------------------------|--------------------------|-------------------------------------|
| Misc-Assessment Collection Cost | 15,681 | 14,943 | 95.29% | 40 | 18 | 22 |
| 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 | - | 13 |
| Annual District Filing Fee | 175 | 175 | 100.00% | - | - | - |
| Total Administration | 184,010 | 117,921 | 64.08% | 8,436 | 8,001 | 435 |
| Field | | | | | | |
| Payroll-General Staff | 125,000 | 89,297 | 71.44% | 10,416 | 10,161 | 255 |
| FICA Taxes | 9,563 | 6,810 | 71.21% | 796 | 775 | 21 |
| Retirement Benefits | 7,640 | 3,526 | 46.15% | 636 | 356 | 280 |
| Life and Health Insurance | 38,000 | 27,042 | 71.16% | 3,166 | 3,003 | 163 |
| Workers' Compensation | 6,000 | 4,432 | 73.87% | 500 | - | 500 |
| Contracts-Janitorial Services | 9,700 | 6,460 | 66.60% | 808 | 850 | (42) |
| Contracts-Security Services | 500 | 330 | 66.00% | 41 | 41 | - |
| Contracts-Landscape | 59,000 | 42,249 | 71.61% | 4,916 | 6,838 | (1,922) |
| Contracts-Pools | 20,400 | 14,660 | 71.86% | 1,700 | 1,800 | (100) |
| Contracts-Ponds | 20,000 | 13,932 | 69.66% | 1,667 | 1,548 | 119 |
| Contracts-Roving Patrol | 15,000 | 8,140 | 54.27% | 1,250 | 1,320 | (70) |
| Travel | 600 | 200 | 33.33% | 50 | - | 50 |
| Communication - Telephone | 1,500 | 1,402 | 93.47% | 125 | 184 | (59) |
| Electricity - General | 25,000 | 16,057 | 64.23% | 2,083 | 3,240 | (1,157) |
| Electricity - Streetlights | 41,000 | 26,025 | 63.48% | 3,416 | 3,008 | 408 |
| Utility - Water | 16,000 | 12,391 | 77.44% | 1,333 | - | 1,333 |
| Utility - Gas | 6,000 | 7,951 | 132.52% | 500 | - | 500 |
| Utility - Refuse Removal | 1,000 | 834 | 83.40% | 83 | 94 | (11) |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | MAY-26 BUDGET | MAY-26 ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|--------------------------------------|--------------------------------|---|--------------------------|--------------------------|-------------------------------------|
| R&M-Air Conditioning | 3,000 | 184 | 6.13% | 250 | 184 | 66 |
| R&M-Buildings | 3,300 | 4,569 | 138.45% | 275 | 850 | (575) |
| R&M-Equipment | 18,000 | 13,572 | 75.40% | 1,500 | 250 | 1,250 |
| R&M-Other Landscape | 25,000 | 3,567 | 14.27% | 2,083 | 200 | 1,883 |
| R&M-Irrigation | 22,000 | 3,698 | 16.81% | 1,833 | - | 1,833 |
| R&M-Pest Control | 1,600 | 570 | 35.63% | 133 | 50 | 83 |
| R&M-Fitness Equipment | 2,000 | 9,154 | 457.70% | 166 | 2,095 | (1,929) |
| R&M-Pressure Washing | 10,000 | 6,000 | 60.00% | 833 | 4,000 | (3,167) |
| Road/Sidewalk Maintenance | 5,000 | 5,600 | 112.00% | 416 | 3,200 | (2,784) |
| Miscellaneous Services | 7,000 | 2,576 | 36.80% | 583 | 43 | 540 |
| Misc-Contingency | 10,500 | 4,120 | 39.24% | 875 | 1,350 | (475) |
| Office Supplies | 1,500 | 292 | 19.47% | 125 | - | 125 |
| Cleaning Supplies | 5,000 | 1,569 | 31.38% | 417 | 367 | 50 |
| Op Supplies - Uniforms | 600 | - | 0.00% | 50 | - | 50 |
| Subscriptions and Memberships | 4,200 | 3,185 | 75.83% | 350 | 326 | 24 |
| Reserve | 82,240 | 54,405 | 66.15% | 6,853 | 16,875 | (10,022) |
| Total Field | 602,843 | 394,799 | 65.49% | 50,228 | 63,008 | (12,780) |
| TOTAL EXPENDITURES | 786,853 | 512,720 | 65.16% | 58,664 | 71,009 | (12,345) |
| Excess (deficiency) of revenues Over (under) expenditures | - | 279,731 | 0.00% | (53,788) | (64,103) | (10,315) |
| Net change in fund balance | \$ - | \$ 279,731 | 0.00% | \$ (53,788) | \$ (64,103) | \$ (10,315) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 1,917,907 | 1,917,907 | | | | |
| FUND BALANCE, ENDING | \$ 1,917,907 | \$ 2,197,638 | | | | |

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

| ACCOUNT DESCRIPTION | ANNUAL ADOPTED BUDGET | YEAR TO DATE ACTUAL | YTD ACTUAL AS A % OF ADOPTED BUD | MAY-26 BUDGET | MAY-26 ACTUAL | VARIANCE (\$) FAV(UNFAV) |
|--|-----------------------------|------------------------|--|------------------|------------------|-----------------------------|
| <u>REVENUES</u> | | | | | | |
| Special Assmnts- Tax Collector | 4,116 | 4,071 | 98.91% | 11 | 5 | (6) |
| Special Assmnts- Discounts | (165) | (156) | 94.55% | - | - | - |
| TOTAL REVENUES | 3,951 | 3,915 | 99.09% | 11 | 5 | (6) |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administration</u> | | | | | | |
| Misc-Assessment Collection Cost | 82 | 78 | 95.12% | 2 | - | 2 |
| Total Administration | 82 | 78 | 95.12% | 2 | - | 2 |
| TOTAL EXPENDITURES | 82 | 78 | 95.12% | 2 | - | 2 |
| Excess (deficiency) of revenues Over (under) expenditures | 3,869 | 3,837 | 99.17% | 9 | 5 | (4) |
| Net change in fund balance | \$ 3,869 | \$ 3,837 | 99.17% | \$ 9 | \$ 5 | \$ (4) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 31,193 | 31,193 | | | | |
| FUND BALANCE, ENDING | \$ 35,062 | \$ 35,030 | | | | |

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 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>MAY-26 BUDGET</u> | <u>MAY-26 ACTUAL</u> | <u>VARIANCE (\$) FAV(UNFAV)</u> |
|--|--------------------------------------|--------------------------------|---|--------------------------|--------------------------|-------------------------------------|
| <u>REVENUES</u> | | | | | | |
| Special Assmnts- Tax Collector | 1,932 | 1,879 | 97.26% | 5 | 2 | (3) |
| Special Assmnts- Discounts | (77) | (72) | 93.51% | - | - | - |
| TOTAL REVENUES | 1,855 | 1,807 | 97.41% | 5 | 2 | (3) |
| <u>EXPENDITURES</u> | | | | | | |
| <u>Administration</u> | | | | | | |
| Misc-Assessment Collection Cost | 39 | 36 | 92.31% | 2 | - | 2 |
| Total Administration | 39 | 36 | 92.31% | 2 | - | 2 |
| TOTAL EXPENDITURES | 39 | 36 | 92.31% | 2 | - | 2 |
| Excess (deficiency) of revenues Over (under) expenditures | 1,816 | 1,771 | 97.52% | 3 | 2 | (1) |
| Net change in fund balance | \$ 1,816 | \$ 1,771 | 97.52% | \$ 3 | \$ 2 | \$ (1) |
| FUND BALANCE, BEGINNING (OCT 1, 2025) | 15,503 | 15,503 | | | | |
| FUND BALANCE, ENDING | \$ 17,319 | \$ 17,274 | | | | |

Notes to the Financial Statements

May 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

May 31, 2026

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 100.71% of the Annual Adopted budget and Assessments are at 99.08% collected.
- ▶ Total General Fund expenditures are at approximately 65.16% of the Annual Adopted budget below the targeted 67%.

Variance Analysis

| Account Name | Annual Budget | YTD Actual | % of Budget | Explanation |
|-------------------------------|---------------|------------|-------------|---|
| Expenditures | | | | |
| <u>Administrative</u> | | | | |
| Insurance - General Liability | \$ 60,000 | \$ 36,750 | 61% | FMIT 3rd installment made in April. |
| Misc-Web Hosting | \$ 1,619 | \$ 1,553 | 96% | ADA compliance payment - \$1,553. |
| | | | | |
| Account Name | Annual Budget | YTD Actual | % of Budget | Explanation |
| <u>Field</u> | | | | |
| Workers' Compensation | \$ 6,000 | \$ 4,432 | 74% | FMIT 3rd installment made in April. |
| Utility - Gas | \$ 6,000 | \$ 7,951 | 133% | Bahr's Propane Gas propane gas refill services. |
| R&M-Buildings | \$ 3,300 | \$ 4,569 | 138% | Lake Bernadette Community Assoc. - \$1,875 repair monument; other miscellaneous repairs. |
| R&M-Equipment | \$ 18,000 | \$ 13,572 | 75% | Reese Electrical install ground round poles and conduit at clubhoue - \$4,930; Complete I.T. - \$2,235 install G5 Turret Ultra cameras; other miscellaneous repairs. |
| R&M-Fitness Equipment | \$ 2,000 | \$ 9,154 | 458% | 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. |

Notes to the Financial Statements

May 31, 2026

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|--------------------------------------|
| Variance Analysis - contiuned |
|--------------------------------------|

| Account Name | Annual Budget | YTD Actual | % of Budget | Explanation |
|-------------------------------|----------------------|-------------------|--------------------|---|
| Subscriptions and Memberships | \$ 4,200 | \$ 3,185 | 76% | Complete I.T. ACS prox cards, Brivo monthly data plans, monthly email accounts. |

LAKE BERNADETTE
Community Development District

Supporting Schedules

May 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 |
| Assessments Levied FY 2026 | | | | \$790,113 | \$ 784,065 | \$ 4,116 | \$ 1,932 |
| Allocation % | | | | 100.00% | 99.24% | 0.52% | 0.24% |
| 11/06/25 | \$ 6,760 | \$ 348 | \$ 138 | \$ 7,246 | \$ 7,191 | \$ 38 | \$ 17 |
| 11/14/25 | 40,792 | 1,734 | 832 | 43,358 | 43,029 | 225 | 104 |
| 11/20/25 | 32,642 | 1,388 | 666 | 34,696 | 34,432 | 180 | 83 |
| 11/26/25 | 44,598 | 1,896 | 910 | 47,405 | 47,044 | 247 | 114 |
| 12/05/25 | 468,067 | 19,900 | 9,552 | 497,519 | 493,738 | 2,587 | 1,194 |
| 12/11/25 | 73,146 | 3,081 | 1,493 | 77,720 | 77,130 | 404 | 187 |
| 12/18/25 | 17,915 | 673 | 366 | 18,954 | 18,810 | 99 | 45 |
| 01/09/26 | 17,331 | 540 | 354 | 18,224 | 18,086 | 95 | 44 |
| 02/11/26 | 11,992 | 254 | 245 | 12,491 | 12,396 | 65 | 30 |
| 03/12/26 | 9,704 | 124 | 198 | 10,027 | 9,950 | 52 | 24 |
| 04/09/26 | 14,002 | 9 | 286 | 14,296 | 14,187 | 74 | 34 |
| 05/12/26 | 884 | - | 18 | 902 | 895 | 5 | 2 |
| TOTAL | \$ 737,833 | \$ 29,947 | \$ 15,058 | \$ 782,838 | \$ 776,888 | \$ 4,071 | \$ 1,878 |
| % COLLECTED | | | | 99% | 99% | 99% | 99% |
| TOTAL OUTSTANDING | | | | \$ 7,275 | \$ 7,177 | \$ 45 | \$ 54 |

Cash and Investment Report

May 31, 2026

| <u>ACCOUNT NAME</u> | <u>BANK NAME</u> | <u>MATURITY</u> | <u>YIELD</u> | <u>BALANCE</u> |
|------------------------------|------------------|-----------------|--------------------------|---------------------|
| GENERAL FUND | | | | |
| Checking Account - Operating | BankUnited | N/A | 0.00% | \$ 468,885 |
| | | | Subtotal Checking | \$ 468,885 |
| Money Market Account | BankUnited | N/A | 3.40% | \$ 1,804,448 |
| | | | Subtotal MM | \$ 1,804,448 |
| | | | Grand Total | \$ 2,273,333 |

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 05/01/2026 to 05/31/2026

(Sorted by Check / ACH No.)

| Fund No. | Check / ACH No. | Date | Payee | Invoice No. | Payment Description | Invoice / GL Description | G/L Account # | Amount Paid |
|---------------------------|-----------------|----------|---|--------------------|---|-------------------------------|---------------|--------------------|
| GENERAL FUND - 001 | | | | | | | | |
| 001 | 100355 | 05/01/26 | DAN NESSELT | 042426-1003 | reimbursement for cell phone April 2026 | Communication - Telephone | 541003-53901 | \$69.85 |
| 001 | 100356 | 05/08/26 | INFRAMARK LLC | 178416 | Management fee May 2026 | ProfServ-Mgmt Consulting | 531027-51201 | \$5,555.58 |
| 001 | 100357 | 05/08/26 | FLORIDA MUNICIPAL INSURANCE TRUST | 050126-FH0786 | MEDICAL/DENTAL/LIFE INS | Life and Health Insurance | 523001-53901 | \$3,036.47 |
| 001 | 100358 | 05/08/26 | ERIC ROSINSKI | 042226 | pressure wash and leaf clean up | R&M-Pressure Washing | 546171-53901 | \$550.00 |
| 001 | 100358 | 05/08/26 | ERIC ROSINSKI | 042726 | Pressure washing basketball court May 2026 | R&M-Pressure Washing | 546171-53901 | \$650.00 |
| 001 | 100359 | 05/08/26 | TIMES PUBLISHING CO | 81072-032526 | Publication hearing April 2026 | Legal Advertising | 548002-51301 | \$143.60 |
| 001 | 100360 | 05/08/26 | SR LANDSCAPING LCC | 11 60801 | Landscape Main Contract MAY 2026 | Contracts-Landscape | 534050-53901 | \$6,838.00 |
| 001 | 100361 | 05/08/26 | PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A. | 6972 | Legal review May 2026 | ProfServ-Legal Services | 531023-51401 | \$700.00 |
| 001 | 100362 | 05/08/26 | AQUA TRIANGLE 1 CORP | 432281 | Pool Contract May 2026 | Contracts-Pools | 534078-53901 | \$1,800.00 |
| 001 | 100363 | 05/08/26 | SOLITUDE LAKE MANAGMENT | PSI263016 | May 2026 pond billing | Contracts-Ponds | 534089-53901 | \$1,548.00 |
| 001 | 100364 | 05/08/26 | RAY'S PUMP SERVICE | 4530 | 5HP230V DELUXE CONTROL BOX | R&M-Equipment | 546022-53901 | \$756.98 |
| 001 | 100365 | 05/08/26 | COMPLETE I.T. | 19833 | Brivio Monthly Reader May 2026 | Subscriptions and Memberships | 554001-53901 | \$326.00 |
| 001 | 100366 | 05/21/26 | FLORIDA MUNICIPAL INSURANCE TRUST | 043026-0786 | FMIT trust for Insurance | Insurance - General Liability | 545002-51301 | \$571.00 |
| 001 | 100367 | 05/21/26 | STANTEC | 2558514 | Engineer Services May 2026 | ProfServ-Engineering | 531013-51501 | \$1,677.50 |
| 001 | 100368 | 05/21/26 | JEFFREY MASON | 0006243 | SEC / TRAFFIC CONTROL | Contracts-Security Services | 534037-53901 | \$1,100.00 |
| 001 | 100369 | 05/21/26 | SHORT & SIMPLE SUPPLIES INC | INV30910 | cleaning supplies May 2026 | Cleaning Supplies | 551003-53901 | \$130.58 |
| 001 | 100370 | 05/21/26 | ACE COURTS, INC | 1024 | BASKET BALL COURT RESURFACING May 2026 | Misc-Contingency | 549900-53901 | \$3,875.00 |
| 001 | 100371 | 05/21/26 | ERIC ROSINSKI | 050826- | lawn care service haul off pine tree May 2026 | R&M-Other Landscape | 546036-53901 | \$200.00 |
| 001 | 100372 | 05/21/26 | FRANKS AIR CONDITIONING & HEATING | 324731 | AC tune up May 2026 | R&M-Air Conditioning | 546004-53901 | \$184.23 |
| 001 | 100373 | 05/21/26 | DLTD SOLUTIONS INC. | 0006242 | admin fee for scheduler April 2026 | Contracts-Roving Patrol | 534099-53901 | \$220.00 |
| 001 | 100374 | 05/28/26 | BUSH HOG GONE WILD | 34 | bush hog dry retention pond 22- MAY 2026 | Misc-Contingency | 549900-53901 | \$850.00 |
| 001 | 100375 | 05/28/26 | ALOHA HANDYMANS SERVICES LLC | 051326- | Handyman Services May 2026 | R&M-Equipment | 546022-53901 | \$250.00 |
| 001 | 100376 | 05/28/26 | ON THE FLY PEST CONTROL, LLC | 051826- | pest control in the clubhouse May 2026 | R&M-Pest Control | 546070-53901 | \$50.00 |
| 001 | 300165 | 05/04/26 | PASCO COUNTY UTILITIES SERVICE | 24331311-ACH | WATER/SEWER | Utility - Water | 543018-53901 | \$437.21 |
| 001 | 300166 | 05/04/26 | PASCO COUNTY UTILITIES SERVICE | 24333736-ACH | WATER/SEWER | Utility - Water | 543018-53901 | \$681.75 |
| 001 | 300167 | 05/04/26 | PASCO COUNTY UTILITIES SERVICE | 24329701-ACH | WATER/SEWER | Utility - Water | 543018-53901 | \$34.34 |
| 001 | 300168 | 05/04/26 | ADT SECURITY SVCS - ACH | 041326-5957-ACH | SEC SVCS MAY26 | Contracts-Security Services | 534037-53901 | \$41.30 |
| 001 | 300169 | 05/07/26 | FLORIDA DEPT OF HEALTH | 042726-0319 | POOL PERMIT 51-60-00319 | Contracts-Pools | 534078-53901 | \$280.00 |
| 001 | 300170 | 05/07/26 | FLORIDA DEPT OF HEALTH | 042726-0423 | POOL PERMIT 51-60-00423 | Contracts-Pools | 534078-53901 | \$280.00 |
| 001 | 300171 | 05/08/26 | AMERITAS ACH | AM-050426-457-ACH | PD 5/8/26-457 | Retirement Benefits | 522020-53901 | \$450.00 |
| 001 | 300172 | 05/08/26 | AMERITAS ACH | AM-050426-401-ACH | PD 5/8/26-401 | Retirement Benefits | 522020-53901 | \$177.98 |
| 001 | 300181 | 05/18/26 | DUKE ENERGY | 042726-8155-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$651.25 |
| 001 | 300182 | 05/18/26 | DUKE ENERGY | 042726-8382-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$177.61 |
| 001 | 300183 | 05/18/26 | DUKE ENERGY | 042726-8572-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$225.52 |
| 001 | 300184 | 05/18/26 | DUKE ENERGY | 042726-9367-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$373.81 |
| 001 | 300185 | 05/18/26 | DUKE ENERGY | 042726-8402-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$84.44 |
| 001 | 300186 | 05/18/26 | DUKE ENERGY | 042726-8650-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$65.85 |
| 001 | 300187 | 05/18/26 | DUKE ENERGY | 042726-8890-ACH | ELECTRIC 03/26/26-04/24/26 | Electricity - Streetlights | 543013-53901 | \$1,399.15 |
| 001 | 300188 | 05/22/26 | DUKE ENERGY | 050126-0157-ACH | ELECTRIC 03/31/26-04/29/26 | Electricity - General | 543006-53901 | \$255.56 |
| 001 | 300189 | 05/22/26 | DUKE ENERGY | 050126-9297-ACH | ELECTRIC 03/31/26-04/29/26 | Electricity - General | 543006-53901 | \$874.51 |
| 001 | 300190 | 05/22/26 | AMERITAS ACH | AM-051526-457-ACH | PD 05/22/26 | Retirement Benefits | 522020-53901 | \$450.00 |
| 001 | 300191 | 05/22/26 | AMERITAS ACH | AM-051526-401-ACH | PD 05/22/26 | Retirement Benefits | 522020-53901 | \$177.98 |
| 001 | 300192 | 05/28/26 | DUKE ENERGY | 050726-9099-ACH | ELECTRIC 04/07/26-05/05/26 | Electricity - General | 543006-53901 | \$30.80 |
| 001 | 300193 | 05/28/26 | DUKE ENERGY | 050726-7894-ACH | ELECTRIC 05/07/26-05/05/26 | Electricity - General | 543006-53901 | \$30.80 |
| 001 | 300194 | 05/28/26 | DUKE ENERGY | 050726-8100-ACH | ELECTRIC 04/07/26-05/05/26 | Electricity - Streetlights | 543013-53901 | \$30.80 |
| 001 | 300195 | 05/28/26 | FRONTIER | 042226-23-5-ACH | BILL PRD 04/22-05/21/26 | Communication - Telephone | 541003-53901 | \$114.01 |
| 001 | 300206 | 05/22/26 | WASTE MANAGEMENT OF FLORIDA - ACH | 1196566-1568-7-ACH | REFUSE REMOVAL MAY26 | Utility - Refuse Removal | 543020-53901 | \$93.68 |
| 001 | 4339 | 05/21/26 | SITE MASTERS OF FL LLC | 051226-2 | REPLACED 2 ELEVATED SIDEWALK PANELS May 2025 | Road/Sidewalk Maintenance | 546917-53901 | \$1,200.00 |
| 001 | 4339 | 05/21/26 | SITE MASTERS OF FL LLC | 051226-1 | replaced 3 elevated sidewalk panels May 2026 | Road/Sidewalk Maintenance | 546917-53901 | \$2,000.00 |
| Fund Total | | | | | | | | \$41,701.14 |

| | |
|--------------------------|--------------------|
| Total Checks Paid | \$41,701.14 |
|--------------------------|--------------------|

| 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 | 05/28/2026 | 200.00 | 184.70 | 184.70 | 1.00 | 200.00 | 200.00 |
| NK1 | Callaghan, James G | 001043 | NK1001043 | 05/28/2026 | 200.00 | 184.70 | 184.70 | 1.00 | 200.00 | 200.00 |
| NK1 | Callie, Sharon K | 001050 | NK1001050 | 05/28/2026 | 200.00 | 184.70 | 184.70 | 1.00 | 200.00 | 200.00 |
| NK1 | Hazelett, Bonnie K | 001045 | NK1001045 | 05/28/2026 | 200.00 | 184.70 | 184.70 | 1.00 | 200.00 | 200.00 |
| NK1 | Van Liew, Robert R | 001036 | NK1001036 | 05/28/2026 | 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 | 05/08/2026 | 231.40 | 213.70 | 213.70 | 13.00 | 231.40 | 231.40 |
| U6I | Kiely, William F | 001035 | U6I001035 | 05/22/2026 | 516.20 | 476.71 | 476.71 | 29.00 | 516.20 | 516.20 |
| U6I | Lanser, Denise M | 001051 | U6I001051 | 05/08/2026 | 621.60 | 573.80 | 573.80 | 39.00 | 621.60 | 621.60 |
| U6I | Lanser, Denise M | 001051 | U6I001051 | 05/22/2026 | 612.30 | 565.46 | 565.46 | 39.00 | 612.30 | 612.30 |
| U6I | Nesselt, Daniel A | 001006 | U6I001006 | 05/22/2026 | 2,966.40 | 2,057.84 | 2,057.84 | 80.00 | 2,966.40 | 2,966.40 |
| U6I | Nesselt, Daniel A | 001006 | U6I001006 | 05/08/2026 | 2,966.40 | 2,057.83 | 2,057.83 | 80.00 | 2,966.40 | 2,966.40 |
| U6I | Pesce, Gregory A | 001052 | U6I001052 | 05/22/2026 | 175.80 | 162.35 | 162.35 | 12.00 | 175.80 | 175.80 |
| U6I | Pesce, Gregory A | 001052 | U6I001052 | 05/08/2026 | 161.15 | 148.83 | 148.83 | 11.00 | 161.15 | 161.15 |
| U6I | Yates, John S | 001047 | U6I001047 | 05/22/2026 | 201.00 | 185.61 | 185.61 | 12.00 | 201.00 | 201.00 |
| U6I | Yates, John S | 001047 | U6I001047 | 05/08/2026 | 251.25 | 232.04 | 232.04 | 15.00 | 251.25 | 251.25 |
| U6I | Yates, Martina | 001042 | U6I001042 | 05/22/2026 | 519.25 | 479.52 | 479.52 | 31.00 | 519.25 | 519.25 |
| U6I | Yates, Martina | 001042 | U6I001042 | 05/08/2026 | 938.00 | 846.68 | 846.68 | 56.00 | 938.00 | 938.00 |
| Totals For Company Code U6I: | | | | | 10,160.75 | 8,000.37 | 8,000.37 | 417.00 | 10,160.75 | 10,160.75 |

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot June 14, 2026

- **Current Cash Balances:**
 - Bank United Operating: \$452,743.42
 - BankUnited MM: \$1,804,447.75
- **Assessment collections:**
 - We received a tax distribution of \$884.28 on 5/12/26.
 - We received a tax distribution of \$2,652.85 on 6/08/26.
 - We are 99% collected on the tax roll.
- **Audit – FY 2025:**
 - The FY 2025 audit is nearing completion.
- **Expenses:**
 - Current expenses make up 65% of the annual budget through the end of May 2026.
 - Total expenses for the first 8 months are approximately \$512,720. This figure may change as we finalize the June financials. This puts your average monthly burn rate of approximately \$64,090 per month.
 - May financials will be distributed to the board by June 17th.

Lake Bernadette CDD

Cash Flow Projection

6/14/2026

| | <u>Balances</u> | <u>Interest Rate</u> |
|---|----------------------------|----------------------|
| Operating Account - Bank United | 452,743.42 | 0.00% |
| MM Account - Bank United | 1,804,447.75 | 3.40% |
| Less: Current Outstanding AP | <u>(26,241.81)</u> | |
| Estimated Cash Available To Date | <u>2,230,949.36</u> | |
| | | |
| Outstanding FY26 Tax Roll | 5,225.15 | |
| | | |
| Estimated Total Cash Available with Tax Roll | <u>2,236,174.51</u> | |
| | | |
| <u>Projections:</u> | | |
| Monthly Average Spend (8 Months October-May) | 64,000.00 | |
| | | |
| Total Monthly Average Spend | <u>64,000.00</u> | |
| | | |
| Average Spend to YE (4 months June-September) | 256,000.00 | |
| | | |
| Expected Cash Flow at YE (9/30/26) | <u>1,980,174.51</u> | |
| | | |
| Average Spend 1st QTR FY27 (2 mos avg spend) | 128,000.00 | |
| | | |
| Expected Need through 1st QTR FY27 | <u>1,852,174.51</u> | |
| <i>*tax roll revenue for the new FY is received in December</i> | | |

SOLITUDE LAKE MANAGEMENT



Lake Bernadette CDD Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-06-01

Prepared for:

District Manager
Inframark

Prepared by:

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

TABLE OF CONTENTS

Pg

SITE ASSESSMENTS

PONDS 13,16,17 _____ 3

PONDS 18,20,21 _____ 4

PONDS 22,30,30A _____ 5

PONDS 32,33,34 _____ 6

PONDS 35,45A,45B _____ 7

PONDS 46A,46B,47 _____ 8

PONDS WA-9 _____ 9

MANAGEMENT/COMMENTS SUMMARY _____ 9, 10

SITE MAP _____ 11

Site: 13

Comments:

Site looks good
Site is looking great. Water levels have risen. Growth is being well maintained and flow structure looks good.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 16

Comments:

Site looks good
Overall site is doing very well. Water levels have increased. All beneficials within site are looking great.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 17

Comments:

No longer service pond 17

Action Required:

Routine maintenance next visit

Target:

Site: 18

Comments:

Site looks good
Site is algae free and looking very well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 20

Comments:

No longer service pond 20

Action Required:

Routine maintenance next visit

Target:

Site: 21

Comments:

Site looks good
Site is in good condition.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 22

Comments:

Site looks good
There is no notable concerns at this time. Flow structure is in good condition.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 30

Comments:

Site looks good
This site is in good condition. Beneficials are looking well and there is no nuisance growth present.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 30A

Comments:

Normal growth observed
This month site has some shoreline weeds. Erosion seen in far corner of site that should be monitored.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 32

Comments:

Normal growth observed

The algae this site was experiencing last month has cleared up nicely. Shorelines have some minor grass growth.

Action Required:

Routine maintenance next visit

Target:

Torpedograss



Site: 33

Comments:

Normal growth observed

Water levels have increased within site. PA is now present and will be treated next visit. Shorelines are free of growth. Minor trash seen.

Action Required:

Routine maintenance next visit

Target:

Planktonic algae



Site: 34

Comments:

Normal growth observed

Biofilm present. Bull rush is looking healthy and site has no nuisance growth. Duck weed within site.

Action Required:

Routine maintenance next visit

Target:

Species non-specific



Site: 35

Comments:

Site looks good

Overall site is looking well with no concerns at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 45A

Comments:

Normal growth observed

Mild growth present. Beneficials are looking well. Flow structures in good condition.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 45B

Comments:

Normal growth observed

This site has filled back up with water and is looking well. Minor growth along shoreline.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 46A

Comments:

Site looks good

Site is in good condition at this time.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 46B

Comments:

Normal growth observed

Shoreline has some minor growth within the site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 47

Comments:

Site looks good

Site is looking very well.



Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: WA-9

Comments:

Normal growth observed

Site has filled back up with water quickly. Minor growth within site.



Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Management Summary

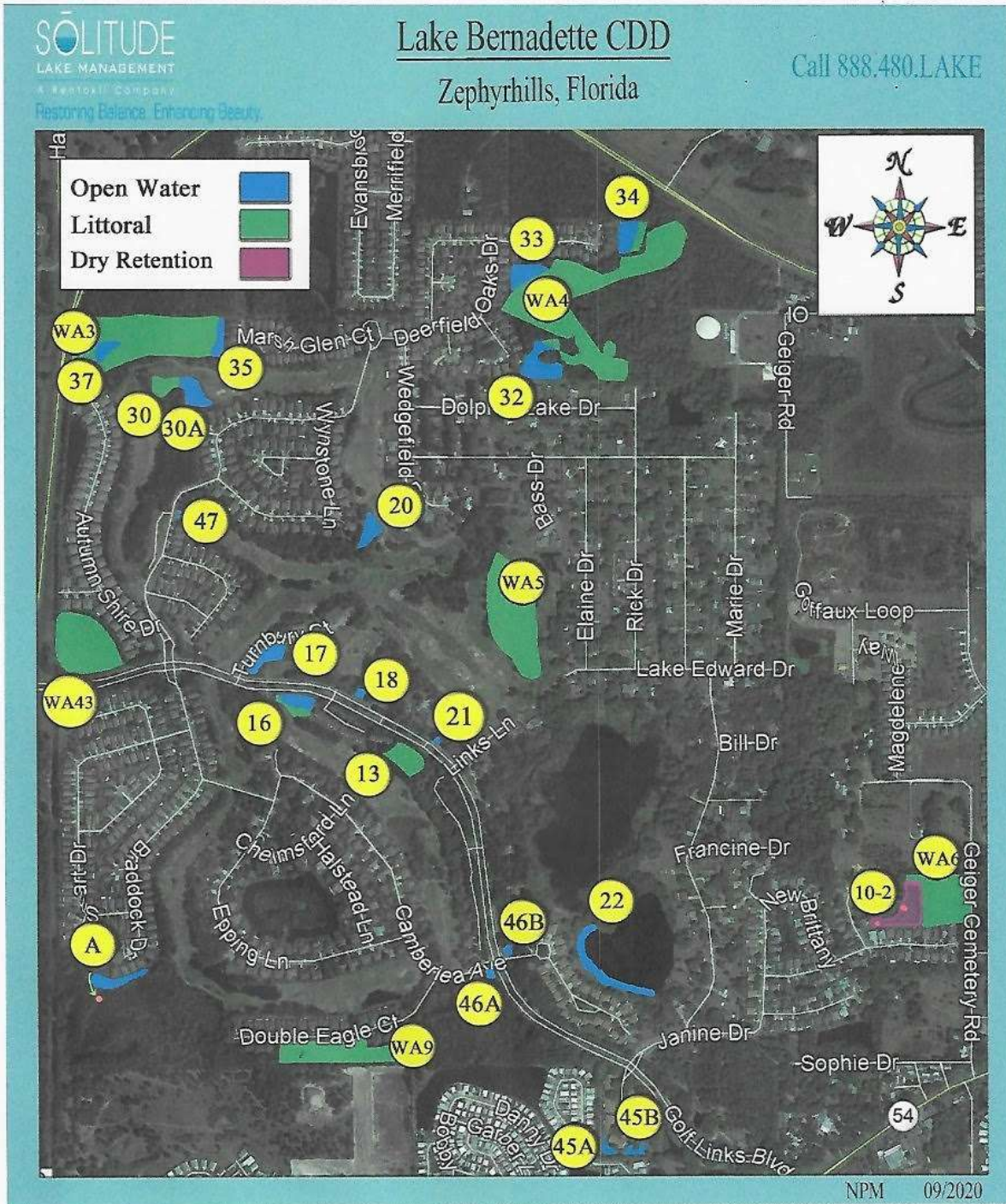
The pictures on the left column are from May 2026 and the pictures on the right are from June 2026.

Water levels are making there way back to normal with all the rain we have been getting. We have a good handle on all sites with very little shoreline growth and little algae. Pond 33 is experiencing PA bloom, which will be treated during routine visits. A few sites have some very minor shoreline grasses. Sites will be treated and PA will be monitored in #33. We have been experiencing warmer weather and more rain. We are monitoring for trash that may have gotten washed into sites and preparing for any algae that may be starting from fertilizer being washed into ponds.

Erosion on the corner of site 30A will need to be monitored as we get more rain. Overall sites are looking well and we will continue to maintain them as normal.

Feel free to reach out with any questions or concerns. Email: emalina.robinson@solitudelake.com
Thank you for choosing SOLitude Lake Management!

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



June , 2026

June 2026 Upcoming Events:

1. Cdd meeting 6/23 6:00pm
2. Bunko 6/5/26 1-3
3. July 4th BBQ 12-3pm

Upcoming Projects:

1. 1 new digital sign proposal from Signarama plus Amazon quote for digital outdoor sign to replace existing marquees CDD/HOA
2. Tree trimming around main pool deck and east side of cabana pool deck
3. Clean up in area 10-2 (Sunrise)
4. Re- staining wood deck at clubhouse (aug)
5. Bids for dead tree work in Lakeview (July mtg)
6. Fill in eroded area near pond 22 (Site Masters)

Completed projects/ tasks

1. 2 Well pumps replaced at Basketball courts (Citrus Park Well drilling)
2. Clean up in area 10-2 by Sunrise
3. 2 broken pool shower heads replaced (in house)
4. Replaced 2 broken bath door handles at cabana pool
5. Belt replaced on new treadmill (warranty)
6. Tree stump and dead landscape debris cleaned up at area 13
7. 4 dead pines taken down behind 5545 Autumshire
8. Cleaned all patio furniture
9. Replaced broken ladder steps at main pool
10. Replaced 2 dead Crepe Myrtles along Golf Links Blvd (Sunrise)
11. Replaced 2 area rugs that were worn and stained
12. 2 ac units serviced by Franks ac

Citrus Park Well Drilling & Irrigation, Inc.

13907 105TH AVE

Largo, FL 33774

Estimate

Rick Collett (Cell) 727-410-4079
 Chris Collett (Cell) 727-410-7728
 Office Phone: 727-561-9797
 Office Fax: 727-561-0199

| Date | Estimate # |
|-----------|------------|
| 5/11/2026 | 2308 |

| Project |
|-----------------------------|
| South Basketball Court Pump |

| Name / Address |
|--|
| Dan Nesselt Lake Bernadette 5410 Golf Links Blvd Zephyrhills FL 33541 |

| Description | Qty | Rate | Total |
|--|-----|----------|----------|
| Pull And Replace 5 HP Submersible Motor, 5HP Pump Submersible Cable, 5 HP Deluxe Control Box, Galvanized Fittings, Galvanized Drop Pipe 2 Inch, 5x2 Well Seal. | | | |
| Pump Hoist and Labor | 1 | 1,500.00 | 1,500.00 |
| Franklin Submersible Motor 5 HP 230 Volt | 2 | 2,300.00 | 4,600.00 |
| Franklin Submersible Pump 5 HP 90 GPM | 2 | 2,400.00 | 4,800.00 |
| Franklin Deluxe Control Box 5 HP | 1 | 750.00 | 750.00 |
| Submersible Cable | 160 | 4.00 | 640.00 |
| Galvanized drop pipe | 4 | 200.00 | 800.00 |
| Galvanized Fittings | 2 | 90.00 | 180.00 |
| Well Seal 5x2 | 2 | 70.00 | 140.00 |

| | | |
|--|------------------------------------|-------------|
| ACCEPTANCE OF PROPOSAL: THE ABOVE PRICES, SPECIFICATIONS AND CONDITIONS ARE ACCEPTED. YOU ARE AUTHORIZED TO PERFORM THE WORK AS SPECIFIED. | Total | \$13,410.00 |
| | Balance Due Upon Completion | |

Accepted By:

Signature



Date:
 5/28/26

ESTIMATE

Ace Courts, Inc.
2620 Neverland Dr
New Smyrna Beach, FL 32168-
2489

Jeff@acecourtsinc.com

Bill to
Lake Bernadette

Ship to
Lake Bernadette

Estimate details

Estimate no.: 1043
Estimate date: 05/18/2026
Expiration date: 06/17/2026

| # | Product or service | Description | Qty | Rate | Amount |
|----|----------------------------------|--|-----|------------|------------|
| 1. | Clean | | 1 | \$0.00 | \$0.00 |
| 2. | Machine Sand Entire Court | Machine Sand Entire Surface with 16grit sandpaper | 1 | \$0.00 | \$0.00 |
| 3. | Patch cracks | Patch cracks with acrylic patch material | 1 | \$0.00 | \$0.00 |
| 4. | Apply 2 coats Color | Apply 2 coats of acrylic color coating (GAF Safety Blue to interior and Emerald Green to exterior) | 1 | \$0.00 | \$0.00 |
| 5. | Pickleball lines | | 1 | \$5,285.00 | \$5,285.00 |

Total **\$5,285.00**

Deposit due \$2,642.50

Expiry date 06/17/2026

Accepted date

Accepted by

www.signarama-newtampa.com

Payment Terms: Cash Customer

Created Date: 6/4/2026

DESCRIPTION: 4' x 6' EMC Boards

Bill To: Lake Bernadette Community Development District c/o
2654 Cypress Ridge Blvd
Wesley Chapel, FL 33543
US

Pickup At: Signarama of New Tampa
Signs of Tampa Bay LLC
dba Signarama New Tampa
1917 Passero Ave Lutz, FL 33559
US

Requested By: Dan Nessel
Email: info@lakebernadette.org
Work Phone: (813) 995-4873
Cell Phone: (813) 788-7690
Tax ID: 85-8012582800

Salesperson: David Diehm
Cell Phone: 813-230-1971

| NO. | Product Summary | QTY | UNIT PRICE | AMOUNT |
|-----|---|-----|--------------|-------------|
| 1 | 4' x 6' EMC Boards Electronic Message Center <ul style="list-style-type: none"> Quantity: 2 Size: 4' x 6' Single Sided DISPLAY SPECIFICATIONS <ul style="list-style-type: none"> LED Pixel Pitch: 10.0mm Matrix Size: 120 x 192 Viewing Area: 3' 11 1/4" x 6' 3 9/16" Cabinet Size: 3' 11 1/4" x 6' 3 9/16" x 5 3/8" Color: RGB Color Processing: RGB 281 Trillion Levels-M LED's per pixel: Red: 1 Green: 1 Blue: 1 Total # of LED's: 69120 Character Size: 2.75 Inches # of Lines/Char. Line: 17 line(s), 32 characters Brightness: 9,500 Nits Max.,8000 Nits Calibrated (±5%) Viewing Angle: 160 Degrees Horizontal Display Configuration: Single Face (1 Cabinet - Master) Maintenance Door: Front Cabinet Design: Module Display Net Weight: Approx. 215.00 lbs. per face (+/- 10%) | 2 | \$19,081.775 | \$38,163.55 |

- Ventilation: Rear Vent

STANDARD FEATURES

- Dimming Levels: 100 - Auto & Manual
- Dimming/Temp. Sensor: MeCloud Webservice
- Crate: Included
- Software: MeCloud Lifetime, up to 10 years.
- Software Upgrade: Lifetime Software Upgrades, up to 10 years.
- Software Training: Webinar

ELECTRICAL & VENTING REQUIREMENTS

- AC Power Required: Single Phase 120V or 240V 50/60Hz
- Total Boot Up Amps* (120V): 13.1
- Regular Operating Amps* (120V): 3.79
- Example Electrical Cost* (120V): US\$0.59/Day
- Venting Requirement*: 249.89 CFM

All Prices quoted are valid for 14 days from the date of stated on the quotation. The minimum price for an order is \$150.00.

| | |
|--------------------------|-------------|
| Subtotal: | \$38,163.55 |
| Taxes: | \$0.00 |
| Grand Total: | \$38,163.55 |
| Deposit Required: | \$19,081.78 |

*** Invoices & Cancellation of Orders:**

Signarama New Tampa prepares your order according to your specifications. Therefore, prior to its commencement, your order is only cancelable with the Vendor's prior written consent. After the commencement of your order (the point at which materials are ordered and work has begun), your order is non-cancelable. The Customer is Solely Responsible for Proofreading; Vendor does not assume any responsibility for the correctness of copy. Therefore, you must review and sign proof prior to the commencement of your order. By signing your proof, you approve of its content and release the Vendor to commence the work. You are solely responsible for the content of the proof once it has been signed.

*** Vendor's Liability:** Vendor's total liability is hereby expressly limited to the services indicated on the invoice and Vendor will not be liable for any subsequent damages, consequential damages, or otherwise. All dates promised on this invoice are approximations unless the word "firm" is written and acknowledged by the Vendor.

*** Terms of Payment:** Upon ordering, 50% deposit is required on any order, if the order is less than \$300.00, customer must pay in full. Your balance will be due upon completion, delivery and/or installation. Any payment with a credit or debit card will be subject to a 3.5 % convenience fee. Any incoming WIRE transfers are subject to a \$20 fee. We gladly will accept payment by cash, check, Zelle, or ACH to avoid such fees. Vendor may, at its sole discretion, extend credit terms to you upon approval.

*** Collection Procedures:** Invoices are considered delinquent thirty (30) days from the date that your order is completed. After the thirtieth day, a late charge of \$25.00, together with interest accruing at the rate of 1.5% per month, or the

maximum rate allowable by law, is assessed. You shall be liable for all costs related to the collection of delinquent invoices, including court costs and attorney's fees. If payment is made by check and the check is returned or stopped, there will be an additional \$35 fee per check added to the invoice.

* Customer's Acceptance of Work: Customer's acceptance, either personally or through his/her agent(s) and/or employee(s) of the work ordered shall be deemed as full acceptance. This means that by accepting delivery of the work, the customer affirms that the work substantially conforms to all expectations.

* Lost or Substantially Forgotten Work: If the customer does not take possession of completed work within thirty (30) days from notification of completion, then the work will be considered lost or forgotten, and the vendor will not be responsible for further loss. Customers will be billed and responsible for payment for work that has been completed.

* Photos and Videos: From time to time, Signarama New Tampa will take photographs and/or videos, during installation and surveys, at the customer site/property. These photos may include but are not exclusive to Signarama employees, products, and/or services offered by us. These photos and/or videos are the sole property of Signarama New Tampa and may be used for social media posts, publications, website advertisements, and marketing purposes. Unless otherwise written, release and consent will remain in effect until written documentation is submitted withdrawing the authorization. Customers will not receive any monetary compensation.

Thank you for your business - We appreciate it very much.

Signature: _____ **Date:** _____

ESTIMATE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

billing@triangle-pool.com
+1 (727) 531-0473
www.triangle-pool.com



Bill to
LAKE BERNADETTE CDD
RE: 5410 GOLF LINKS BLVD
210 NORTH UNIVERSITY DR. #702
CORAL SPRINGS, FL 33071

Ship to
LAKE BERNADETTE CDD
5410 GOLF LINKS BLVD
ZEPHYRHILLS, FL 33541

Estimate details

Estimate no.: 1426021
Estimate date: 02/19/2026
Expiration date: 09/01/2026

| # | Date | Product or service | Description | Qty | Rate | Amount |
|----|------|---|---|-----|------------|------------|
| 1. | | F-SCTXL AQUACREEK SCOUT EXCEL LIFT | F-SCTXL AQUACREEK SCOUT EXCEL LIFT FOR CLUBHOUSE POOL | 1 | \$7,195.95 | \$7,195.95 |
| 2. | | F-822 ADAPTER SLEEVE AQUACREEK | F-822 ADAPTER SLEEVE AQUACREEK | 1 | \$395.95 | \$395.95 |
| 3. | | Labor / Service Call | SERVICE CALL / LABOR | 1.5 | \$175.00 | \$262.50 |
| 4. | | FREIGHT | FREIGHT | 1 | \$250.00 | \$250.00 |

Total **\$8,104.40**

Note to customer
FOR CLUBHOUSE POOL

Expiry date 09/01/2026

Accepted date

Accepted by

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

COMMERCIAL REPAIR CONTRACT

Prepared For

Lake Bernadette

By

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

March 16, 2026



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

CONTRACT FOR GOODS & SERVICES

#2026-0316-S0532 March 16, 2026

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

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

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

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

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

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

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

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

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



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: 6/15/2026
Proposal #: 42852

Post Inspection Needed Repairs - June 2026

Pool/Playground controller:

Zone 2 - broken rotor and zone line by basketball court.

Zone 4 - need to replace nozzles for better coverage on center island.

Zone 5 - broken spray head center island #2.

Zone 6 - broken rotors bt retention area after basketball court.

Zone 7 - broken spray heads and nozzle on center island #3.

Zone 10 - zone line break by Fairway monument.

Clubhouse control:

Zone 1 - broken spray head and zone line at front parking lot of clubhouse.

Zone 2 - zone line break by parking lot.

Eiland Blvd Controller:

Zone 1 - broken spray head by exit.

Zone 4 - broken spray head exit by controller.

Zone 5 - broken rotors I 20 sidewalks by controller.

Zone 7 - center island #1 replace clogged nozzles and fix zone line break and broken spray head.

Zone 9 - broken spray head center island #2 across from controller.

Zone 15 - Not working and need to locate.

Zone 13 - broken I 20 rotors and zone line by Braddock monument.

Zone 14 - broken I 20 rotor inside side walk by Braddock monument.

Zone 16 - broken spray head on Eiland Blvd. by white fence.

Zone 21 - not working. Need to locate valve.

Zone 18 - zone line break underneath heavy Oak tree roots.

Materials listing:

(10) Hunter I20 6" PC/PF Rotor CV

(11) 6" Hunter Pro Pop Up

(40) Misc. connectors and PVC

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

PROJECT TOTAL: \$2,716.91

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.
6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until

