INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lake Bernadette
Community Development District

August 25, 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, August 25, 2026, at 6:00 p.m.

The Regular Meeting of the **Lake Bernadette Community Development District** will be held on **Tuesday, August 25, 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. **PUBLIC HEARING ON THE ADOPTION OF THE FISCAL YEAR 2027 BUDGET AND LEVYING OF ASSESSMENTS**
   A. Open the Public Hearing
   B. Discussion of the Fiscal Year 2027 Approved Proposed Budget
   C. Close the Public Hearing
   D. Consideration of Resolution 2026-06, Adopting the Fiscal Year 2027 Budget
   E. Consideration of Resolution 2026-07, Levying of Assessments
5. **BUSINESS ADMINISTRATION**
   A. Consideration of the Minutes of July 28, 2026, Regular Meeting
   B. Acceptance of July 2026 Financial Report
   C. Financial Snapshot and Cash Flow Analysis as of August 16, 2026
6. **BUSINESS ITEMS**
   A. Review of Resumes from Jennifer Eybers, and Karla Cole
   B. Consideration of Resolution 2026-08, Adopting Fiscal Year 2027 Meeting Schedule
   C. Consideration of Resolution 2026-09, Adopting Goals and Objectives for Fiscal Year 2027
7. **STAFF REPORTS**
   A. Aquatic Report
   B. District Counsel

C. District Engineer

D. Clubhouse Manager's Report

- **i.** Consideration of Triangle Pools Services - Pool Lift Quote Estimate #1426021
- **ii.** Consideration of Artistic Pools - Pool Lift Quote Estimate #2026-0316-S0532
- **iii.** Consideration of CourtCo, LLC – Basketball and Pickleball Courts Lighting Installation Proposal
- **iv.** Ratification of Triangle Pool Services - Pool Pump Estimate #78658133

E. District Manager

8. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

9. ADJOURNMENT

The next Regular Meeting is scheduled for Tuesday, September 22, 2026, at 6:00 p.m.

Lake Bernadette
Community Development District

FISCAL YEAR 2027

PROPOSED BUDGET

August 17, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

Lake Bernadette

Community Development District

Operating Budget

FY 2027

Lake Bernadette
Community Development District

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Interest - Investments	$30,000.00	$50,693.00	$0.00	$50,693.00	$30,000.00
Special Assmnts- Tax Collector	$784,065.00	$784,067.00	$0.00	$784,067.00	$784,066.04
Special Assmnts- Discounts	-$31,362.00	-$29,721.00	$0.00	-$29,721.00	-$31,362.64
Room Rentals	$1,500.00	$3,212.00	$0.00	$3,212.00	$1,500.00
Interest - Tax Collector	$0.00	$872.00	$0.00	$872.00	$0.00
Other Miscellaneous Revenues	$500.00	$23.00	$477.00	$500.00	$500.00
Access Cards	$50.00	$47.00	$3.00	$50.00	$50.00
Amenities Revenue	$400.00	$187.00	$213.00	$400.00	$400.00
Recreation Membership	$1,700.00	$2,135.00	$0.00	$2,135.00	$1,700.00
TOTAL REVENUES	**$786,853.00**	**$811,515.00**	**$693.00**	**$812,208.00**	**$786,853.40**
EXPENDITURES					
Administrative					
P/R-Board of Supervisors	$12,000.00	$8,800.00	$3,200.00	$12,000.00	$12,000.00
FICA Taxes	$918.00	$536.00	$382.00	$918.00	$918.00
ProfServ-Engineering	$12,000.00	$5,885.00	$6,115.00	$12,000.00	$12,000.00
ProfServ-Legal Services	$5,000.00	$8,095.00	$1,656.40	$9,751.40	$15,000.00
ProfServ-Mgmt Consulting	$66,667.00	$55,556.00	$11,367.89	$66,923.89	$68,667.01
ProfServ-Property Appraiser	$150.00	$150.00	$0.00	$150.00	$150.00
Auditing Services	$4,750.00	$4,550.00	$200.00	$4,750.00	$4,750.00
Postage and Freight	$500.00	$205.00	$295.00	$500.00	$500.00
Insurance - General Liability	$60,000.00	$48,809.00	$11,191.00	$60,000.00	$60,000.00
Legal Advertising	$700.00	$502.00	$198.00	$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	$15,093.00	$588.00	$15,681.00	$15,681.32
Misc-Taxes	$2,500.00	$773.00	$1,727.00	$2,500.00	$2,500.00
Misc-Web Hosting	$1,619.00	$1,579.00	$323.10	$1,902.10	$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
Total Administrative	**$184,010.00**	**$151,215.00**	**$38,086.39**	**$189,301.39**	**$195,908.90**
Field					
Payroll-General Staff	$125,000.00	$115,759.00	$9,241.00	$125,000.00	$125,000.00
FICA Taxes	$9,563.00	$8,828.00	$735.00	$9,563.00	$9,562.50
Retirement Benefits	$7,640.00	$4,416.00	$3,224.00	$7,640.00	$7,640.00
Life and Health Insurance	$38,000.00	$33,031.00	$4,969.00	$38,000.00	$43,000.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
Workers' Compensation	$6,000.00	$5,909.00	$91.00	$6,000.00	$6,000.00
Contracts-Janitorial Services	$9,700.00	$8,075.00	$1,625.00	$9,700.00	$9,700.00
Contracts-Security Services	$500.00	$413.00	$87.00	$500.00	$500.00
Contracts-Landscape	$59,000.00	$55,925.00	$11,443.40	$67,368.40	$82,056.00
Contracts-Pools	$20,400.00	$17,700.00	$3,621.78	$21,321.78	$21,000.00
Contracts-Ponds	$20,000.00	$17,028.00	$2,972.00	$20,000.00	$20,000.00
Contracts-Roving Patrol	$15,000.00	$6,490.00	$8,510.00	$15,000.00	$15,000.00
Travel	$600.00	$402.00	$198.00	$600.00	$600.00
Communication - Telephone	$1,500.00	$1,700.00	$0.00	$1,700.00	$2,500.00
Electricity - General	$25,000.00	$19,724.00	$5,276.00	$25,000.00	$25,000.00
Electricity - Streetlights	$41,000.00	$23,721.00	$17,279.00	$41,000.00	$41,000.00
Utility - Water	$16,000.00	$16,703.00	$0.00	$16,703.00	$18,000.00
Utility - Gas	$6,000.00	$7,951.00	$1,626.94	$9,577.94	$8,000.00
Utility - Refuse Removal	$1,000.00	$1,021.00	$0.00	$1,021.00	$1,000.00
R&M-Air Conditioning	$3,000.00	$638.00	$2,362.00	$3,000.00	$3,000.00
R&M-Buildings	$3,300.00	$5,071.00	$0.00	$5,071.00	$3,300.00
R&M-Equipment	$18,000.00	$12,633.00	$2,584.97	$15,217.97	$20,000.00
R&M-Fitness Equipment	$2,000.00	$525.00	$107.43	$632.43	$8,000.00
R&M-Other Landscape	$25,000.00	$11,117.00	$13,883.00	$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	$745.00	$855.00	$1,600.00	$1,600.00
R&M-Pressure Washing	$10,000.00	$8,100.00	$1,657.43	$9,757.43	$8,000.00
Road/Sidewalk Maintenance	$5,000.00	$9,100.00	$1,862.05	$10,962.05	$25,000.00
Miscellaneous Services	$7,000.00	$2,653.00	$4,347.00	$7,000.00	$7,000.00
Misc-Contingency	$10,500.00	$4,906.00	$5,594.00	$10,500.00	$10,500.00
Office Supplies	$1,500.00	$1,040.00	$212.81	$1,252.81	$500.00
Cleaning Supplies	$5,000.00	$2,238.00	$457.94	$2,695.94	$2,500.00
Op Supplies - Uniforms	$600.00	$0.00	$0.00	$0.00	$700.00
Subscriptions and Memberships	$4,200.00	$3,837.00	$363.00	$4,200.00	$4,200.00
Reserve	$82,240.00	$68,517.00	$13,723.00	$82,240.00	$82,240.00
Total Field	**$602,843.00**	**$479,614.00**	**$137,210.73**	**$616,824.73**	**$659,098.50**
TOTAL EXPENDITURES	**$786,853.00**	**$630,829.00**	**$175,297.13**	**$806,126.13**	**$855,007.40**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$180,686.00	-$174,604.13	$6,081.87	-$68,154.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
OTHER FINANCING SOURCES (USES)					
Use of Fund Balance	$0.00	$0.00	$0.00	$0.00	$68,154.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$68,154.00**
Net change in fund balance		$180,686.00	-$174,604.13	$6,081.87	$0.00
FUND BALANCE, BEGINNING	$1,910,958.00	$1,910,958.00	$0.00	$1,910,958.00	$1,917,039.87
FUND BALANCE, ENDING	**$1,910,958.00**	**$2,091,644.00**	**-$174,604.13**	**$1,917,039.87**	**$1,917,039.87**

Lake Bernadette
Community Development District

Exhibit "A"
Allocation of Fund Balances

FISCAL YEAR 2026 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2025	$1,910,958.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2026	$6,081.87
Estimated Funds Available - 9/30/2026	**$1,917,039.87**

FISCAL YEAR 2027 RESERVE FUND ANALYSIS	
Beginning Fund Balance - Carry Forward Surplus as of 10/1/2026	$1,917,039.87
Less: First Quarter Operating Reserve (1)	-$213,751.85
Less: Designated Reserves for Capital Projects	-$752,961.00
Less: Forecasted Surplus/(Deficit) as of 9/30/2027	-$68,154.00
Estimated Remaining Undesignated Cash as of 9/30/2027	**$882,173.02**

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

<u>Field</u>

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 fee, 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 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Special Assmnts- Tax Collector	$4,116.00	$4,116.00	$0.00	$4,116.00	$4,116.00
Special Assmnts- Discounts	-$165.00	-$156.00	$0.00	-$156.00	-$164.64
TOTAL REVENUES	**$3,951.00**	**$3,960.00**	**$0.00**	**$3,960.00**	**$3,951.36**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$82.00	$79.00	$3.00	$82.00	$82.32
Total Administrative	**$82.00**	**$79.00**	**$3.00**	**$82.00**	**$82.32**
TOTAL EXPENDITURES	**$82.00**	**$79.00**	**$3.00**	**$82.00**	**$82.32**
Excess (deficiency) of revenues Over (under) expenditures	$3,869.00	$3,881.00	-$3.00	$3,878.00	$3,869.04
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance	$3,869.00	$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$3,869.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$3,881.00	-$3.00	$3,878.00	$3,869.04
FUND BALANCE, BEGINNING	$31,194.00	$31,194.00	$0.00	$31,194.00	$35,072.00
FUND BALANCE, ENDING	**$31,194.00**	**$35,075.00**	**-$3.00**	**$35,072.00**	**$38,941.04**

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund 003

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ACTUAL THRU 7/31/2026	PROJECTED August- 9/30/2026	TOTAL PROJECTED FY 2026	ANNUAL BUDGET FY 2027
REVENUES					
Special Assmnts- Tax Collector	$1,932.00	$1,933.00	$0.00	$1,933.00	$1,931.94
Special Assmnts- Discounts	-$77.00	-$72.00	$0.00	-$72.00	-$77.28
TOTAL REVENUES	**$1,855.00**	**$1,861.00**	**$0.00**	**$1,861.00**	**$1,854.66**
EXPENDITURES					
Administrative					
Misc-Assessment Collection Cost	$39.00	$37.00	$2.00	$39.00	$38.64
Total Administrative	**$39.00**	**$37.00**	**$2.00**	**$39.00**	**$38.64**
TOTAL EXPENDITURES	**$39.00**	**$37.00**	**$2.00**	**$39.00**	**$38.64**
Excess (deficiency) of revenues Over (under) expenditures	$1,816.00	$1,824.00	-$2.00	$1,822.00	$1,816.03
OTHER FINANCING SOURCES (USES)					
Contribution to (Use of) Fund Balance		$0.00	$0.00	$0.00	$0.00
TOTAL OTHER SOURCES (USES)	**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**
Net change in fund balance		$1,824.00	-$2.00	$1,822.00	$1,816.03
FUND BALANCE, BEGINNING	$15,504.00	$15,504.00	$0.00	$15,504.00	$17,326.00
FUND BALANCE, ENDING	**$15,504.00**	**$17,328.00**	**-$2.00**	**$17,326.00**	**$19,142.03**

Lake Bernadette

Community Development District

Supporting Budget Schedule

FY 2027

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

Product	General Fund 001 (O&M) FY 2027	General Fund 001 (O&M) FY 2026	General Fund 001 (O&M) Percent Change	General Fund 002 (O&M) FY 2027	General Fund 002 (O&M) FY 2026	General Fund 002 (O&M) Percent Change	General Fund 003 (O&M) FY 2027	General Fund 003 (O&M) FY 2026	General Fund 003 (O&M) Percent Change	Total Assessments per Unit FY 2027	Total Assessments per Unit FY 2026	Total Assessments per Unit Percent Change	Units
Double Eagle Court	$876.05	$876.05	0.0%	$98.00	$98.00	0%	$0.00	$0.00	n/a	$974.05	$974.05	0.0%	42
Janine Drive	$876.05	$876.05	0.0%	$0.00	$0.00	n/a	$69.00	$69.00	0%	$945.05	$945.06	0.0%	28
All Remaining Neighborhoods	$876.05	$876.05	0.0%	$0.00	$0.00	n/a	$0.00	$0.00	n/a	$876.05	$876.05	0.0%	825
													895

RESOLUTION 2026-06

THE ANNUAL APPROPRIATION RESOLUTION OF THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT ("DISTRICT") RELATING TO THE ANNUAL APPROPRIATIONS AND ADOPTING THE BUDGETS FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AUTHORIZING BUDGET AMENDMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager has, prior to the fifteenth (15th) day in June, 2026, submitted to the Board of Supervisors ("**Board**") of the Lake Bernadette Community Development District (**"District"**) proposed budgets ("**Proposed Budget**") for the fiscal year beginning October 1, 2026 and ending September 30, 2027 ("**Fiscal Year 2026/2027**") along with an explanatory and complete financial plan for each fund of the District, pursuant to the provisions of Section 190.008(2)(a), *Florida Statute*s; and

WHEREAS, at least sixty (60) days prior to the adoption of the Proposed Budget, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District pursuant to the provisions of Section 190.008(2)(b), *Florida Statutes*; and

WHEREAS, the Board set a public hearing thereon and caused notice of such public hearing to be given by publication pursuant to Section 190.008(2)(a), *Florida Statutes*; and

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two days before the public hearing; and

WHEREAS, Section 190.008(2)(a), *Florida Statutes*, requires that, prior to October 1st of each year, the Board, by passage of the Annual Appropriation Resolution, shall adopt a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year; and

WHEREAS, the District Manager has prepared a Proposed Budget, whereby the budget shall project the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

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

SECTION 1. BUDGET

a. The Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's Local Records Office, and hereby approves certain amendments thereto, as shown in Section 2 below.

b. The Proposed Budget, attached hereto as **Exhibit "A,"** as amended by the Board, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), *Florida Statutes* (**"Adopted Budget"**), and incorporated herein by reference; provided, however, that the comparative figures contained in the Adopted Budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures.

c. The Adopted Budget, as amended, shall be maintained in the office of the District Manager and at the District's Local Records Office and identified as "The Budget for the Lake Bernadette Community Development District for the Fiscal Year Ending September 30, 2027."

d. The Adopted Budget shall be posted by the District Manager on the District's official website within thirty (30) days after adoption and shall remain on the website for at least 2 years.

SECTION 2. APPROPRIATIONS

There is hereby appropriated out of the revenues of the District, for Fiscal Year 2026/2027, the sum of $790,113.98 to be raised by the levy of assessments and/or otherwise, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

TOTAL GENERAL FUND	$790,113.98
TOTAL RESERVE FUND	$0
DEBT SERVICE – SERIES	$0
TOTAL ALL FUNDS	$790,113.98

SECTION 3. BUDGET AMENDMENTS

Pursuant to Section 189.016, *Florida Statutes*, the District at any time within Fiscal Year 2026/2027 or within 60 days following the end of the Fiscal Year 2026/2027 may amend its Adopted Budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line-item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line-item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. By resolution, the Board may increase any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and make the corresponding change to appropriations or the unappropriated balance.

d. Any other budget amendments shall be adopted by resolution and consistent with Florida law.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with Section 3 and Section 189.016, *Florida Statutes*, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget under subparagraphs c. and d. above are posted on the District's website within 5 days after adoption and remain on the website for at least 2 years.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST 2026.

ATTEST:	**LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Fiscal Year 2026/2027 Budget

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT MAKING A DETERMINATION OF BENEFIT; IMPOSING SPECIAL ASSESSMENTS; PROVIDING FOR THE COLLECTION AND ENFORCEMENT OF SPECIAL ASSESSMENTS, INCLUDING BUT NOT LIMITED TO PENALTIES AND INTEREST THEREON; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENTS TO THE ASSESSMENT ROLL; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lake Bernadette Community Development District (the "District") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District; and

WHEREAS, the District is located in Pasco County, Florida (the "County"); and

WHEREAS, the District constructed or acquired various infrastructure improvements and provides certain services in accordance with the District's adopted capital improvement plan and Chapter 190, Florida Statutes; and

WHEREAS, the District's Board of Supervisors ("Board") hereby determines to undertake various operations and maintenance activities described in the District's budget for Fiscal Year 2026-2027 ("Budget"), attached hereto as Exhibit "A" and incorporated by reference herein; and

WHEREAS, the District must obtain sufficient funds to provide for the operation and maintenance of the services and facilities provided by the District as described in the District's budget; and

WHEREAS, the provision of such services, facilities, and operations is a benefit to lands within the District; and

WHEREAS, Chapter 190, Florida Statutes, provides that the District may impose special assessments on benefitted lands within the District; and

WHEREAS, Chapter 197, Florida Statutes, provides a mechanism pursuant to which such special assessments may be placed on the tax roll and collected by the local tax collector ("Uniform Method"); and

WHEREAS, the District has previously evidenced its intention to utilize this Uniform Method; and

WHEREAS, the District has approved an Agreement with the Property Appraiser and Tax Collector of the County to provide for the collection of the special assessments under the Uniform Method; and

WHEREAS, the District has previously levied an assessment for debt service, which the District desires to collect on the tax roll for platted lots ("Uniform Method Property") pursuant to the Uniform Method and which is also indicated on Exhibit "A" and the District's Assessment Roll (defined below); and

WHEREAS, it is in the best interests of the District to proceed with the imposition of the special assessments for operations and maintenance in the amount set forth in the Budget; and

WHEREAS, it is in the best interests of the District to adopt the assessment roll of the Lake Bernadette Community Development District (the "Assessment Roll") incorporated as a material part of this Resolution by this reference, and to certify the Assessment Roll on the Uniform Method Property to the County Tax Collector pursuant to the Uniform Method; and

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll adopted herein, including that portion certified to the County Tax Collector by this Resolution, as the Property Appraiser updates the property roll for the County, for such time as authorized by Florida law.

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

SECTION 1. BENEFIT. The provision of the services, facilities, and operations as described in Exhibit "A" confers a special and peculiar benefit to the lands within the District, which benefit exceeds or equals the costs of the assessments. The allocation of the costs to the specially benefitted lands is shown in Exhibit "A" and the Assessment Roll and is hereby found to be fair and reasonable.

SECTION 2. ASSESSMENT IMPOSITION. Pursuant to Chapter 190 of the Florida Statutes, and using the procedures authorized by Florida law for the levy and collection of special assessments, a special assessment for operation and maintenance is hereby imposed and levied on the Uniform Method Property in accordance with Exhibit "A" and the Assessment Roll. The lien of the special assessments for operations and maintenance imposed and levied by this Resolution shall be effective upon passage of this Resolution.

SECTION 3. COLLECTION AND ENFORCEMENT

A. **Uniform Method Property Assessments.** The collection of the previously levied debt service assessments and the fiscal year 2026-2027 operation and maintenance special assessments on the Uniform Method Property shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method, as set forth in Exhibit "A" and the Assessment Roll.

B. Future Collection Methods. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

SECTION 4. ASSESSMENT ROLL. The District's Assessment Roll is hereby certified. The District's Assessment Roll which includes the Uniform Method Property is hereby certified to the County Tax Collector and shall be collected by the County Tax Collector in the same manner and time as County taxes. The proceeds therefrom shall be paid to the Lake Bernadette Community Development District.

SECTION 5. ASSESSMENT ROLL AMENDMENT. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the District's Assessment Roll in accordance with any such updates, for such time as authorized by Florida law, to the County property roll. After any amendment of the Assessment Roll, the District Manager shall file the updates in the District records.

SECTION 6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

SECTION 7. EFFECTIVE DATE. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board of Supervisors of the Lake Bernadette Community Development District.

PASSED AND ADOPTED this _____th day of ___________ 2026.

ATTEST:	**LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	By:__________________________________
Secretary / Assistant Secretary	Chair / Vice Chair

Exhibit A: Fiscal Year 2026-2027 Budget

MINUTES OF MEETING
LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held on Tuesday, July 28, 2026, at 6:00 p.m. at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida 33541.

Present and constituting a quorum were:

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

Also present either in person or via electronic communications were:

Alba Sanchez	District Manager
Dan Nesselt	Operations Manager
Thomas Bryant	Sunrise Landscape

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

FIRST ORDER OF BUSINESS **Call to Order and Roll Call**

Mr. Berman called the meeting to order and called the roll. A quorum was established.

SECOND ORDER OF BUSINESS **Motion to Approve Agenda**

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

THIRD ORDER OF BUSINESS **Audience Comments**

There was discussion regarding the upcoming traffic signal study for a potential traffic light. The study is projected to be included in the County's Fiscal Year 2026-2027 budget.

A recycling project for the Clubhouse was requested. Mr. Nesselt was asked to investigate options for a plastic recycling bin.

FOURTH ORDER OF BUSINESS Business Administration

A. Consideration of the Minutes of June 23, 2026, Regular Meeting

B. Acceptance of the June 2026 Financial Report

C. Financial Snapshot as of July 16, 2026

D. Cash Flow Analysis as of July 16, 2026

A correction was noted to reclassify the Coastal Fitness expense of $2,095.00 to Capital Improvements/Outlay.

> On MOTION by Mr. Van Liew, seconded by Ms. Hazelett, with all in favor, the Minutes of the June 23, 2026 Regular Meeting were approved; the June 2026 Financial Report was accepted as amended to reclassify the Coastal Fitness Expense of $2,095.00 to Capital Improvements/Outlay; and the Financial Snapshot and the Cash Flow Analysis as of July 16, 2026, were accepted. 5-0

FIFTH ORDER OF BUSINESS Business Items

A. Discussion of CD Options and ICS Program

The Board discussed available Certificate of Deposit (CD) Options and the ICS Program. Following discussion, the Board appointed Ms. Callie as the liaison to coordinate with Ms. Natasha Sowani, Director of Accounting, to review and evaluate the available investment options in greater detail and identify those that are in the best interest of the District.

B. Acceptance of Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report

The Berger, Toombs, Elam, Gaines & Frank Fiscal Year 2025 Audit Report was presented and unanimously accepted by the Board.

C. Consideration of Consolidated Land Services, Inc. Estimate #544 – Pond 30 Erosion Repair

D. Consideration of SOLitude Lake Management Service Agreement -2026 Pond Sediment Services at Site 30A

E. Consideration of Site Masters of Florida, LLC Proposal – Pond 30A Erosion Repair

The Board reviewed and discussed the three proposals at length.

> On MOTION by Mr. Callaghan, seconded by Ms. Hazelett, with all in favor, the Site Masters of Florida, LLC Proposal for erosion repairs on Pond 30A in the amount of $3,400 was approved. 5-0

F. Consideration of Sunrise Landscape Revised Proposal #42852 – Post Inspection Repairs (Tabled Item)

Mr. Bryant from Sunrise Landscape was in attendance to discuss Estimate #42852 in the amount of $2,319.08.

On MOTION by Mr. Van Liew, seconded by Ms. Callie, with all in favor, the Sunrise Landscape Revised Proposal #42852 for post-inspection repairs in the amount of $2,319.08 was approved. 5-0

Mr. Bryant was asked to review the current contract and provide an all-inclusive contract for irrigation repairs for the Board's consideration.

SIXTH ORDER OF BUSINESS Staff Reports

A. Aquatic Report

- The SOLitude Aquatic Report was included in the agenda package.

i. Consideration of SOLitude Lake Management Service Agreement – Airmax Aeration System Installation – Pond 33

- SOLitude Lake Management was not present to discuss its proposal for the Airmax Aeration System installation on Pond 33. Ms. Nesselt was asked to ensure the vendor attends the next meeting to discuss the proposal that has been pending for the past few meetings.

B. District Counsel

- No report.

C. District Engineer

- No report.

D. Clubhouse Manager's Report

- Mr. Nesselt presented his report. He discussed food trucks that have committed to returning to the District on an every-other-month basis with plans to reestablish a regular schedule.
- A card revalidation/audit is scheduled to begin on September 1, 2026. Notifications will be sent and notices posted to residents to ensure that only current homeowners and renters have access to the District amenities.

- A resident notified Mr. Nesselt that there are no streetlights on the south side of Double Eagle. Mr. Nesselt has contacted Laura at Duke Energy to conduct an analysis of the streetlights and identify pockets that require streetlights for the District.
- Mrs. Rao's son requested reinstatement of his mother's amenity privileges at the clubhouse. The Board noted the request and supporting documents presented and concluded that Mrs. Rao is welcome to return to the clubhouse provided she is accompanied by a family member.
- The HOA has rented a lift to conduct tree trimming throughout the HOA service areas. The HOA has extended that service to CDD. The CDD has requested that Management reach out to their Insurance agent and verify what type of insurance is needed for this type of service.

On MOTION by Mr. Berman, seconded by Ms. Hazelett, with all in favor, the Board approved a not-to-exceed amount of $5,000 to proceed, subject to the insurance agent providing guidance on what steps should be taken and what is allowed. 5-0

i. Consideration of Signarama Estimate #27599 – Replacement of Marquee Signs (Tabled Item)

- The Board discussed Signarama Estimate #27599 and determined that the cost was not feasible and directed Mr. Nesselt to defer this indefinitely. No action was taken.

E. District Manager's Report

- The Board appointed Mr. Berman as the Board liaison to meet and discuss the renewal options for on-site staff medical and dental benefits and explore other options that would be beneficial to the District and its staff. Management will coordinate a meeting with the appropriate parties to facilitate the discussion.

SEVENTH ORDER OF BUSINESS **Board of Supervisors Requests and Comments**

Mr. Berman initiated a discussion regarding the addition of lighting to the pickleball court area, and Mr. Nesselt was asked to obtain quotes for the Board's consideration.

A resume was received from a potential candidate for the upcoming open seat. The resume will be included in the next agenda package for the Board to review.

EIGHTH ORDER OF BUSINESS **Adjournment**

There being no further business, the meeting was adjourned.

____
Secretary/Assistant Secretary

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Lake Bernadette Community Development District

Financial Report

July 31, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

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LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

July 31, 2026

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
ASSETS				
Cash - Checking Account	$ 161,737	$ -	$ -	$ 161,737
Accounts Receivable - Other	369	-	-	369
Due From Other Funds	-	35,075	17,328	52,403
Investments:				
Money Market Account	1,989,515	-	-	1,989,515
Prepaid Items	881	-	-	881
Deposits	835	-	-	835
TOTAL ASSETS	**$ 2,153,337**	**$ 35,075**	**$ 17,328**	**$ 2,205,740**
LIABILITIES				
Accounts Payable	$ 7,099	$ -	$ -	$ 7,099
Sales Tax Payable	6	-	-	6
Deposits	2,185	-	-	2,185
Due To Other Funds	52,403	-	-	52,403
TOTAL LIABILITIES	**61,693**	**-**	**-**	**61,693**

Balance Sheet
July 31, 2026

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
FUND BALANCES				
Nonspendable:				
Prepaid Items	881	-	-	881
Deposits	835	-	-	835
Assigned to:				
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
Unassigned:	1,419,207	35,075	17,328	1,471,610
TOTAL FUND BALANCES	**$ 2,091,644**	**$ 35,075**	**$ 17,328**	**$ 2,144,047**
TOTAL LIABILITIES & FUND BALANCES	**$ 2,153,337**	**$ 35,075**	**$ 17,328**	**$ 2,205,740**

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 BUDGET	JUL-26 ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES						
Interest - Investments	$ 30,000	$ 50,693	168.98%	$ 2,500	$ 5,147	$ 2,647
Room Rentals	1,500	3,212	214.13%	125	585	460
Interest - Tax Collector	-	872	0.00%	-	-	-
Special Assmnts- Tax Collector	784,065	784,067	100.00%	-	-	-
Special Assmnts- Discounts	(31,362)	(29,721)	94.77%	-	-	-
Other Miscellaneous Revenues	500	23	4.60%	42	-	(42)
Access Cards	50	47	94.00%	4	9	5
Amenities Revenue	400	187	46.75%	33	37	4
Recreation Membership	1,700	2,135	125.59%	141	435	294
TOTAL REVENUES	**786,853**	**811,515**	**103.13%**	**2,845**	**6,213**	**3,368**
EXPENDITURES						
Administration						
P/R-Board of Supervisors	12,000	8,800	73.33%	1,000	1,000	-
FICA Taxes	918	536	58.39%	77	77	-
ProfServ-Engineering	12,000	5,885	49.04%	1,000	570	430
ProfServ-Legal Services	5,000	8,095	161.90%	417	1,138	(721)
ProfServ-Mgmt Consulting	66,667	55,556	83.33%	5,555	5,556	(1)
ProfServ-Property Appraiser	150	150	100.00%	-	-	-
Auditing Services	4,750	4,550	95.79%	-	4,550	(4,550)
Postage and Freight	500	205	41.00%	42	-	42
Insurance - General Liability	60,000	48,809	81.35%	15,000	12,060	2,940
Legal Advertising	700	502	71.71%	58	201	(143)
Miscellaneous Services	1,200	431	35.92%	100	-	100
Misc-Assessment Collection Cost	15,681	15,093	96.25%	-	-	-

LAKE BERNADETTE
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 BUDGET	JUL-26 ACTUAL	VARIANCE ($) FAV(UNFAV)
Misc-Taxes	2,500	773	30.92%	-	-	-
Misc-Web Hosting	1,619	1,579	97.53%	137	-	137
Office Supplies	150	76	50.67%	13	-	13
Annual District Filing Fee	175	175	100.00%	-	-	-
Total Administration	184,010	151,215	82.18%	23,399	25,152	(1,753)
Field						
Payroll-General Staff	125,000	115,759	92.61%	10,416	15,806	(5,390)
FICA Taxes	9,563	8,828	92.31%	796	1,205	(409)
Retirement Benefits	7,640	4,416	57.80%	636	(94)	730
Life and Health Insurance	38,000	33,031	86.92%	3,166	2,986	180
Workers' Compensation	6,000	5,909	98.48%	500	1,477	(977)
Contracts-Janitorial Services	9,700	8,075	83.25%	808	765	43
Contracts-Security Services	500	413	82.60%	41	41	-
Contracts-Landscape	59,000	55,925	94.79%	4,916	6,838	(1,922)
Contracts-Pools	20,400	17,700	86.76%	1,700	1,800	(100)
Contracts-Ponds	20,000	17,028	85.14%	1,667	1,548	119
Contracts-Roving Patrol	15,000	6,490	43.27%	1,250	-	1,250
Travel	600	402	67.00%	50	102	(52)
Communication - Telephone	1,500	1,700	113.33%	125	184	(59)
Electricity - General	25,000	19,724	78.90%	2,083	3,762	(1,679)
Electricity - Streetlights	41,000	23,721	57.86%	3,416	550	2,866
Utility - Water	16,000	16,703	104.39%	1,333	1,684	(351)
Utility - Gas	6,000	7,951	132.52%	500	-	500
Utility - Refuse Removal	1,000	1,021	102.10%	83	94	(11)
R&M-Air Conditioning	3,000	638	21.27%	250	-	250
R&M-Buildings	3,300	5,071	153.67%	275	24	251

LAKE BERNADETTE
Community Development District

General Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 BUDGET	JUL-26 ACTUAL	VARIANCE ($) FAV(UNFAV)
R&M-Equipment	18,000	12,633	70.18%	1,500	2,570	(1,070)
R&M-Other Landscape	25,000	11,117	44.47%	2,083	1,850	233
R&M-Irrigation	22,000	3,698	16.81%	1,833	-	1,833
R&M-Pest Control	1,600	745	46.56%	133	-	133
R&M-Fitness Equipment	2,000	525	26.25%	166	-	166
R&M-Pressure Washing	10,000	8,100	81.00%	833	-	833
Road/Sidewalk Maintenance	5,000	9,100	182.00%	416	3,500	(3,084)
Miscellaneous Services	7,000	2,653	37.90%	583	57	526
Misc-Contingency	10,500	4,906	46.72%	875	226	649
Office Supplies	1,500	1,040	69.33%	125	350	(225)
Cleaning Supplies	5,000	2,238	44.76%	417	360	57
Op Supplies - Uniforms	600	-	0.00%	50	-	50
Subscriptions and Memberships	4,200	3,837	91.36%	350	326	24
Reserve	82,240	68,517	83.31%	6,853	-	6,853
Total Field	602,843	479,614	79.56%	50,228	48,011	2,217
TOTAL EXPENDITURES	**786,853**	**630,829**	**80.17%**	**73,627**	**73,163**	**464**
Excess (deficiency) of revenues Over (under) expenditures	-	180,686	0.00%	(70,782)	(66,950)	3,832
Net change in fund balance	$ -	$ 180,686	0.00%	$ (70,782)	$ (66,950)	$ 3,832
FUND BALANCE, BEGINNING (OCT 1, 2025)	**1,910,958**	**1,910,958**				
FUND BALANCE, ENDING	**$ 1,910,958**	**$ 2,091,644**				

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending July 31, 2026

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 BUDGET	JUL-26 ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES						
Special Assmnts- Tax Collector	4,116	4,116	100.00%	182	45	(137)
Special Assmnts- Discounts	(165)	(156)	94.55%	-	-	-
TOTAL REVENUES	**3,951**	**3,960**	**100.23%**	**182**	**45**	**(137)**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	82	79	96.34%	4	1	3
Total Administration	82	79	96.34%	4	1	3
TOTAL EXPENDITURES	**82**	**79**	**96.34%**	**4**	**1**	**3**
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,881	100.31%	178	44	(134)
Net change in fund balance	$ 3,869	$ 3,881	100.31%	$ 178	$ 44	$ (134)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**31,194**	**31,194**				
FUND BALANCE, ENDING	**$ 35,063**	**$ 35,075**				

LAKE BERNADETTE
Community Development District

Janine Drive Fund

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	YTD ACTUAL AS A % OF ADOPTED BUD	JUL-26 BUDGET	JUL-26 ACTUAL	VARIANCE ($) FAV(UNFAV)
REVENUES						
Special Assmnts- Tax Collector	1,932	1,933	100.05%	86	54	(32)
Special Assmnts- Discounts	(77)	(72)	93.51%	-	-	-
TOTAL REVENUES	**1,855**	**1,861**	**100.32%**	**86**	**54**	**(32)**
EXPENDITURES						
Administration						
Misc-Assessment Collection Cost	39	37	94.87%	2	-	2
Total Administration	39	37	94.87%	2	-	2
TOTAL EXPENDITURES	**39**	**37**	**94.87%**	**2**	**-**	**2**
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,824	100.44%	84	54	(30)
Net change in fund balance	$ 1,816	$ 1,824	100.44%	$ 84	$ 54	$ (30)
FUND BALANCE, BEGINNING (OCT 1, 2025)	**15,504**	**15,504**				
FUND BALANCE, ENDING	**$ 17,320**	**$ 17,328**				

Notes to the Financial Statements

July 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

July 31, 2026

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 103.13% of the Annual Adopted budget and Assessments are at 100.00% collected.
- ▶ Total General Fund expenditures are at approximately 80.17% of the Annual Adopted budget below the targeted 83%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Expenditures				
Administrative				
ProfServ - Legal Services	$ 5,000	$ 8,095	162%	Burr Forman LLP legal services - $325; Persson Cohen Mooney Fernandez & Jackson legal services through June 2026 - $7,771.
Insurance - General Liability	$ 60,000	$ 48,809	81%	FMIT 4th installment made in July.
Misc-Web Hosting	$ 1,619	$ 1,579	98%	ADA compliance payment - $1,553; Inframark domain renewal $27.

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Field				
Workers' Compensation	$ 6,000	$ 5,909	98%	FMIT 4th installment made in July.
Utility - Gas	$ 6,000	$ 7,951	133%	Bahr's Propane Gas propane gas refill services.
R&M-Buildings	$ 3,300	$ 5,071	154%	Lake Bernadette Community Assoc. repair monument - $1,875; Lost Art exterior painting and repair columns at clubhouse - $1,905; other miscellaneous repairs.
R&M-Pressure Washing	$ 10,000	$ 8,100	81%	Eric Rosinski pressure wash parking lot, pool deck, and courts - $2,450; JT's Pressure Washing pressure wash sidewals/curbing - $4000; Lost Art rear deck cleaning - $1,650.

Notes to the Financial Statements

July 31, 2026

Variance Analysis - contiuned

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
Road/Sidewalk Maintenance	$ 5,000	$ 9,100	182%	Site Master of FL asphalt repair, replace replace sidewalk panels, and constucted 35' Type F curb - $9,100.
Subscriptions and Memberships	$ 4,200	$ 3,837	91%	Complete I.T. ACS prox cards, Brivo monthly data plans, monthly email accounts.
Reserve	$ 82,240	$ 68,517	83%	Camrock Foundations concrete slab stabilization - $16,830; Extreme Concrete Makeover pool deck resurfacing - $14,150; Bahr's Propane installation of pool heater - $6,550; Ace Courts basketball court resurfacing - $3,875; Citrus Park Well Driling well diagnosis/repair - $13,000; Reese Electrical install ground round poles and conduit at clubhoue - $4,930; Coastal Fitness updated equipment - $8,804; miscellaneous repairs.

LAKE BERNADETTE
Community Development District

Supporting Schedules

July 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
06/08/26	2,878	-	59	2,937	2,914	15	7
06/15/26	4,245	113	92	4,449	4,415	23	11
TOTAL	**$ 744,956**	**$ 30,060**	**$ 15,209**	**$ 790,113**	**$ 784,065**	**$ 4,116**	**$ 1,932**
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				**$ -**	**$ -**	**$ -**	**$ -**

LAKE BERNADETTE
Community Development District

Cash and Investment Report

July 31, 2026

ACCOUNT NAME	BANK NAME	MATURITY	YIELD	BALANCE
GENERAL FUND				
Checking Account - Operating	BankUnited	N/A	0.00%	$ 161,737
			Subtotal Checking	$ 161,737
Money Market Account	BankUnited	N/A	3.37%	$ 1,989,515
			Subtotal MM	$ 1,989,515
			Grand Total	**$ 2,151,252**

LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 07/01/2026 to 07/31/2026

(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

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	100397	07/06/26	SARAH NESSELT	061526-	cleaning services June 2026	JUNE JANITORIAL SVCS	534026-53901	$850.00
001	100398	07/06/26	INFRAMARK LLC	182439	Renewal of GODADDY domain	MGMT FEES	549915-51301	$26.67
001	100399	07/06/26	COASTAL FITNESS SERVICE	34957	quarterly PM for gym equipment June 2026	SEVICE GYM EQUIPMENT	546115-53901	$175.00
001	100400	07/06/26	ERIC ROSINSKI	062326-	Pressure Washing pool deck area June 2026	washer	546171-53901	$450.00
001	100401	07/06/26	BAYSHORE TREE SERVICE	591	REMOVAL OF 2 DEAD TREES BY POND June 2026	tree removal	546036-53901	$2,500.00
001	100402	07/06/26	ANDREWS TRACTOR & TREE SERVICE LLC	061526-	cut down 4 dead pine trees June 2026	tree	546036-53901	$1,000.00
001	100403	07/06/26	LOST ART	062626-LA	REAR DECK CLEANING	PRESSURE WASH DECK/MINOR REPAIRS	546171-53901	$1,650.00
001	100404	07/06/26	FRANKS AIR CONDITIONING & HEATING	325018	AC capacitor repair June 2026	ac	546004-53901	$454.00
001	100405	07/10/26	AQUA TRIANGLE 1 CORP	9186744	pool services July 2026	R/M POOL	534078-53901	$1,800.00
001	100406	07/10/26	SOLITUDE LAKE MANAGMENT	PSI280652	Pond Billing June 2026	JULY LAKE MAINT	534089-53901	$1,548.00
001	100407	07/10/26	DAN NESSELT	070326-1003	Reimbursement June 2026 phone bill	BILLPRD 5/20-6/19/24	541003-53901	$70.00
001	100408	07/10/26	SR LANDSCAPING LCC	11 65691	Monthly Landscape July 2026	landscape	534050-53901	$6,838.00
001	100409	07/10/26	PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.	7139	Legal invoice July 2026- sidewalk letter	sidewalk letter	531023-51401	$1,137.50
001	100410	07/10/26	INFRAMARK LLC	183684	Management fee July 2026	MGMT FEES	531027-51201	$5,555.58
001	100411	07/10/26	FLORIDA MUNICIPAL INSURANCE TRUST	070126-FH0786	LIFE/HEALTH/DENTAL	INSURANCE JULY 2026	523001-53901	$3,036.47
001	100412	07/10/26	STANTEC	2584998	Engineer services June 2026	engineer	531013-51501	$570.00
001	100413	07/10/26	COMPLETE I.T.	20464	BRIVO Reader Monthly July 2026	GOOGLE EMAIL ACCTS	554001-53901	$326.00
001	100414	07/27/26	SR LANDSCAPING LCC	11 66477	Landscape June 2026	landscape	546036-53901	$639.91
001	100415	07/29/26	DAN NESSELT	072026-	REIMBURSEMENT FOR COSTCO	BILLPRD 5/20-6/19/24	549900-53901	$130.00
001	100416	07/29/26	LAKE BERNADETTE COMMUNITY ASSOCIATION	107	repair of the cirlce in the manors July 2026	landscape	546036-53901	$496.76
001	100417	07/29/26	SARAH NESSELT	071526-	Cleaning Services July 2026	JUNE JANITORIAL SVCS	534026-53901	$765.00
001	100418	07/29/26	BERGER,TOOMBS,ELAM & FRANK	377160	Finance yearly audit Sept 2025	audit	532002-51301	$4,550.00
001	100419	07/29/26	COMPLETE I.T.	20119	FOB PROX CARD REPLACEMENT July 2026	GOOGLE EMAIL ACCTS	551002-53901	$350.00
001	100419	07/29/26	COMPLETE I.T.	20734	horn speaker installation July 2026	GOOGLE EMAIL ACCTS	546022-53901	$2,326.00
001	300226	07/08/26	AMERITAS ACH	AM-062626-457-ACH	PD 07/3/26-457	PD 6/21/24	522020-53901	$450.00
001	300234	07/15/26	DUKE ENERGY	062426-8402-ACH	BILL PRD 5/26-6/23/26	Electricity - Streetlights	543013-53901	$83.53
001	300235	07/15/26	AMERITAS ACH	AM-071326-401-ACH	PD 7/17/26-401	PD 6/21/24	522020-53901	$177.98
001	300236	07/15/26	AMERITAS ACH	AM-071326-457-ACH	PD 7/17/26-457	Retirement Benefits	522020-53901	$450.00
001	300239	07/16/26	FRONTIER	062226-23-5-ACH	BILL PRD 06/22-07/21/26	Communication - Telephone	541003-53901	$114.01
001	300240	07/22/26	DUKE ENERGY	070126-9297-ACH	BILL PRD 05/29-06/29/26	Electricity - General	543006-53901	$1,136.43
001	300241	07/14/26	DUKE ENERGY	070826-7894-ACH	BILL PRD 06/04-07/06/26	Electricity - General	543006-53901	$30.80
001	300242	07/14/26	DUKE ENERGY	070826-9099-ACH	BILL PRD 06/04-07/06/26	Electricity - General	543006-53901	$167.86
001	300243	07/14/26	DUKE ENERGY	070826-8100-ACH	BILL PRD 06/04-07/06/26	Electricity - General	543006-53901	$30.80
001	300250	07/30/26	WASTE MANAGEMENT OF FLORIDA - ACH	1215716-1568-5	REFUSE REMOVAL JULY 26	Utility - Refuse Removal	543020-53901	$93.68
001	300251	07/06/26	ADT SECURITY SVCS - ACH	071326-5957-ACH	SEC SVCS JULY 2026	Contracts-Security Services	534037-53901	$41.30
							Fund Total	**$40,021.28**

Total Checks Paid	**$40,021.28**

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

Duke Energy

	May-26	Jun-26	Jul-26	Total
Account no.	**4/04-5/05**	**5/06-6/03**	**6/04-7/06**	
9100 8742 7894	$ 30.80	$ 30.80	$ 30.80	$ 92.40
9100 8742 8100	30.80	30.80	30.80	92.40
Sub-total	$ 61.60	$ 61.60	$ 61.60	**$ 184.80**

Account no.	**4/25-5/22**	**5/23-6/23**	**6/24-7/24**	**Total**
9100 8172 8155	$ 651.25	$ 643.58	$ 643.58	$ 1,938.41
9100 8742 8382	177.61	176.59	176.59	530.79
9100 8172 8402	84.44	83.53	83.53	251.50
9100 8742 8572	225.52	224.22	224.22	673.96
9100 8172 8650	65.85	65.49	65.49	196.83
9100 8172 8890	1,396.85	1,382.70	1,382.70	4,162.25
9100 8742 9367	373.81	369.77	369.77	1,113.35
Sub-total	$ 2,975.33	$ 2,945.88	$ 2,945.88	**$ 8,867.09**

Account no.	**4/30-5/28**	**5/29-6/29**	**6/30-7/30**	**Total**
9100 8172 9297	$ 1,078.56	$ 1,136.43	$ 1,148.08	**$ 3,363.07**
Sub-total				

Account no.	**4/04-5/05**	**5/06-6/03**	**6/04-7/06**	**Total**
9100 8172 9099	$ 30.80	$ 30.80	$ 167.86	**$ 229.46**
Sub-total				

Total				**$ 12,644.42**

COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	REGULAR EARNINGS	TOTAL EARNINGS
NK1	Berman, Michael C	001025	NK1001025	07/30/2026	200.00	184.70	184.70	200.00	200.00
NK1	Callaghan, James G	001043	NK1001043	07/30/2026	200.00	184.70	184.70	200.00	200.00
NK1	Callie, Sharon K	001050	NK1001050	07/30/2026	200.00	184.70	184.70	200.00	200.00
NK1	Hazelett, Bonnie K	001045	NK1001045	07/30/2026	200.00	184.70	184.70	200.00	200.00
NK1	Van Liew, Robert R	001036	NK1001036	07/30/2026	200.00	184.70	184.70	200.00	200.00
Totals For Company Code NK1:					1,000.00	923.50	923.50	1,000.00	1,000.00

COMPANY CODE	NAME	FILE NUMBER	POSITION ID	PAY DATE	GROSS PAY	TAKE HOME	DIRECT DEPOSIT : CK1-CHECKING	TOTAL HOURS	REGULAR EARNINGS	ADDITIONAL EARNINGS : HOL-HOLIDAY PAY	TOTAL EARNINGS
U6I	Kiely, William F	001035	U6I001035	07/02/2026	605.20	558.90	558.90	34.00	605.20		605.20
U6I	Kiely, William F	001035	U6I001035	07/17/2026	516.20	476.71	476.71	29.00	516.20		516.20
U6I	Kiely, William F	001035	U6I001035	07/31/2026	462.80	427.40	427.40	26.00	462.80		462.80
U6I	Lanser, Denise M	001051	U6I001051	07/17/2026	800.70	721.30	721.30	51.00	800.70		800.70
U6I	Lanser, Denise M	001051	U6I001051	07/02/2026	769.30	695.43	695.43	49.00	769.30		769.30
U6I	Lanser, Denise M	001051	U6I001051	07/31/2026	850.70	762.47	762.47	53.00	850.70		850.70
U6I	Nesselt, Daniel A	001006	U6I001006	07/02/2026	2,966.40	2,057.84	2,057.84	80.00	2,669.76	296.64	2,966.40
U6I	Nesselt, Daniel A	001006	U6I001006	07/17/2026	2,966.40	2,057.83	2,057.83	80.00	2,966.40		2,966.40
U6I	Nesselt, Daniel A	001006	U6I001006	07/31/2026	2,966.40	2,057.85	2,057.85	80.00	2,966.40		2,966.40
U6I	Pesce, Gregory A	001052	U6I001052	07/31/2026	219.75	202.94	202.94	15.00	219.75		219.75
U6I	Pesce, Gregory A	001052	U6I001052	07/02/2026	234.40	216.47	216.47	16.00	234.40		234.40
U6I	Pesce, Gregory A	001052	U6I001052	07/17/2026	278.35	257.05	257.05	19.00	278.35		278.35
U6I	Yates, John S	001047	U6I001047	07/31/2026	201.00	185.61	185.61	12.00	201.00		201.00
U6I	Yates, John S	001047	U6I001047	07/02/2026	435.50	380.19	380.19	26.00	435.50		435.50
U6I	Yates, John S	001047	U6I001047	07/17/2026	201.00	185.63	185.63	12.00	201.00		201.00
U6I	Yates, Martina	001042	U6I001042	07/02/2026	469.00	433.12	433.12	28.00	469.00		469.00
U6I	Yates, Martina	001042	U6I001042	07/17/2026	435.50	402.18	402.18	26.00	435.50		435.50
U6I	Yates, Martina	001042	U6I001042	07/31/2026	427.00	394.34	394.34	25.00	427.00		427.00
Totals For Company Code U6I:					15,805.60	12,473.26	12,473.26	661.00	15,508.96	296.64	15,805.60

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

Financial Snapshot
August 16, 2026

- **Current Cash Balances:**
  - Bank United Operating: $153,148.20
  - BankUnited MM: $1,989,515.27
- **Assessment collections:**
  - We are 100% collected on the tax roll.
- **Audit – FY 2025:**
  - The FY 2025 audit was completed on June 26, 2026.
- **Expenses:**
  - Current expenses make up 80% of the annual budget through the end of July 2026.
  - Total expenses for the first 10 months are approximately $630,829. This figure may change as we finalize the August financials. This puts your average monthly burn rate of approximately $63,083 per month.
  - August financials will be distributed to the board by September 14th.

Lake Bernadette CDD

Cash Flow Projection
8/16/2026

	Balances	Interest Rate
Operating Account - Bank United	153,148.20	0.00%
MM Acount - Bank United	1,989,515.27	3.37%
Less: Current Outstanding AP	(22,531.41)	
Estimated Cash Available To Date	2,120,132.06	
Outstanding FY26 Tax Roll	-	
Estimated Total Cash Available with Tax Roll	2,120,132.06	
Projections:		
Monthly Average Spend (10 Months October-July)	*64,000.00*	
Total Monthly Average Spend	64,000.00	
Average Spend to YE (2 months August-September)	128,000.00	
Expected Cash Flow at YE (9/30/26)	**1,992,132.06**	
Average Spend 1st QTR FY27 (2 mos avg spend)	128,000.00	
Expected Need through 1st QTR FY27	**1,864,132.06**	

**tax roll revenue for the new FY is received in December*

Lake Bernedette Community Development District

Board of Supervisors

July 9, 2026

Dear Members of the Lake Bernadette Community Development District Board of Supervisors,

I am writing to express my sincere interest in serving on the Lake Bernadette Community Development District Board of Supervisors. As a new resident who recently moved into the Autumn Shire Neighborhood, I am excited to become an active part of this wonderful community and contribute in a meaningful way to its continued success and growth.

Throughout my career, I have had the privilege of working in the Homeowners Association and Community Development District management industry for nearly eight years. During that time, I have gained extensive experience in the day-to-day operations of both HOAs and CDDs, including financial oversight, contract management, capital improvement planning, vendor relations, public meeting procedures, and long-term community planning. Just as importantly, I have developed a thorough understanding of Florida's statutes governing both Homeowners Associations and Community Development Districts, allowing me to approach decisions with confidence, transparency, and a strong commitment to legal compliance.

While professional experience has provided me with valuable knowledge, what truly motivates me is my passion for building strong, well-managed communities where residents feel heard, respected, and proud to call home. Moving to Lake Bernadette has been an exciting new chapter for me, and I have already been impressed by the welcoming atmosphere and the pride that residents take in their neighborhood. I believe that preserving and enhancing those qualities requires thoughtful leadership, responsible stewardship of district resources, and open communication with the community.

If selected to serve, I will approach every decision with fairness, honesty, integrity, and an open mind. I understand that serving on the Board is not about personal opinions or agendas but about representing the best interests of the entire District. I am committed to listening to residents, carefully evaluating issues from all perspectives, and making informed decisions that support the long-term success and financial stability of Lake Bernadette.

I also recognize that every community faces opportunities as well as challenges. My professional background allows me to bring practical experience, strategic thinking, and a collaborative approach to problem-solving. Whether reviewing budgets, evaluating contracts, planning for future infrastructure needs, or ensuring compliance with Florida law, I am prepared to contribute in a way that helps the Board operate effectively and responsibly.

Most importantly, I want to help make Lake Bernadette the very best District it can be—not only for those of us who call it home today, but for future residents as well. I believe a thriving community is built on trust, transparency, fiscal responsibility, and a shared vision for the future. It would be both an honor and a privilege to dedicate my time and experience toward achieving those goals.

Thank you for considering my interest in serving on the Lake Bernadette Community Development District Board of Supervisors. I would welcome the opportunity to discuss my qualifications further and answer any questions you may have. I appreciate your time, your service to our community, and your thoughtful consideration.

Respectfully,

Jennifer E. Eybers

Jennifer Eybers

5632 Autumn Shire Drive
813-309-4431
Jeybers0101@gmail.com

KARLA A. COLE

CDD BOARD MEMBER CANDIDATE | GOVERNANCE • CONTRACTS • FINANCIAL OVERSIGHT • PUBLIC SERVICE

Zephyrhills, Florida | karla.cole@gsa.gov | 618-791-4324

CANDIDATE PROFILE

Experienced public-service professional and retired U.S. Air Force veteran with a strong background in contract management, procurement planning, financial stewardship, compliance, project oversight, and organizational leadership. Brings extensive experience managing complex, multimillion-dollar requirements; evaluating proposals and contract performance; monitoring expenditures and funding; coordinating with clients, contractors, and senior leaders; and ensuring work is completed on schedule, within budget, and in accordance with applicable requirements. Prepared to bring a disciplined, accountable, fiscally responsible approach to Community Development District governance and oversight.

BOARD-RELEVANT STRENGTHS

- Financial stewardship, budget and funding oversight, and expenditure monitoring
- Procurement planning, solicitation development, proposal evaluation, and contract award support
- Contract administration, vendor performance monitoring, invoice review, and contract closeout
- Risk management, compliance, documentation, and accountability
- Project planning, timelines, milestones, deliverables, and issue resolution
- Public-sector experience and understanding of government processes and requirements
- Leadership, collaboration, communication, and stakeholder coordination
- Long-term commitment to public service, developed through 22 years of active-duty U.S. Air Force service

PROFESSIONAL EXPERIENCE

Acquisition Project Manager, Assisted Acquisition Services | U.S. General Services Administration, O'Fallon, Illinois | April 2012 – February 2025

- Managed complex acquisition projects from procurement planning through contract award, administration, modification, and closeout.
- Worked with multifunctional teams and agency clients to establish requirements, objectives, schedules, milestones, and acquisition strategies.
- Developed and reviewed Performance Work Statements, Quality Assurance Surveillance Plans, and competitive procurement documentation.
- Reviewed and evaluated proposals and quotes against established evaluation criteria and provided award recommendations.
- Supported negotiation and administration of multimillion-dollar technical service contracts with industry partners.
- Monitored contractor performance, expenditures, invoices, funding, deliverables, and project milestones to identify issues and protect schedule and cost objectives.
- Prepared contract modifications, exercised options, managed funding changes, and supported contract closeout activities.
- Reviewed funding documentation and verified availability of financial resources before contract awards.
- Ensured compliance with federal financial, procurement, and accounting requirements and provided guidance to agency partners.
- Created and maintained tracking tools and spreadsheets to monitor project funding and provide accurate status information.
- Mentored new team members by providing training, procedural guidance, and institutional knowledge.

Program Assistant, Assisted Acquisition Services | U.S. General Services Administration, O'Fallon, Illinois | July 2010 – April 2012

- Supported project managers throughout the task-order process, including requirements review, funding documentation, invoicing, and closeout.
- Reviewed performance work statements and client questions to promote clear requirements and successful contract execution.

- Verified travel invoices, receipts, and expenses for compliance with applicable regulations.
- Maintained program management files and prepared interagency agreement documentation.

Administrative Assistant, Assisted Acquisition Services | Contractor Employee, U.S. General Services Administration, O'Fallon, Illinois | August 2006 – July 2010

- Provided administrative and organizational support to senior leadership and office personnel.
- Coordinated calendars, meetings, correspondence, presentations, records, travel, supplies, and office operations.
- Supported personnel across multiple offices and maintained accurate administrative records.

MILITARY LEADERSHIP & PUBLIC SERVICE

United States Air Force | 22 Years Active-Duty Service | Retired

- Served in leadership and operational positions requiring accountability, sound judgment, mission focus, and responsible stewardship of resources.
- As Crew Commander, directed operations at a $21 million Network Control Center supporting connectivity for 2,500 systems across 60 buildings.
- Surveyed customer requirements and developed technical solutions for thousands of stand-alone and networked systems.
- Led major system updates and a Defense Message System upgrade involving 245 terminals, completed three months ahead of headquarters suspense.
- As Superintendent of a Network Learning Center, supervised four instructors and coordinated computer training for more than 4,500 base personnel.
- Developed standardized training procedures to promote consistency, accountability, and continuity.

EDUCATION

- Bachelor of Science in Business — Bellevue University, 2012
- Noncommissioned Officer Academy, 1999
- Noncommissioned Leadership School, 1988

PROFESSIONAL CERTIFICATIONS

- FAC-Professional — 2023–Current
- FAC-COR Level II — 2011–Current
- FAC-C Level I — 2016–Current
- FAC-P/PM Entry Level — 2019–Current

RECOGNITION

- Defense Meritorious Service Medal
- Meritorious Service Medal
- Air Force Commendation Medal — 3 Oak Leaf Clusters
- Air Force Achievement Medal — 1 Oak Leaf Cluster
- Air Force Good Conduct Medal — 1 Silver Oak Leaf Cluster and 1 Bronze Oak Leaf Cluster

BOARD SERVICE PERSPECTIVE

As a prospective CDD Board Member, I would focus on responsible stewardship of public funds, thoughtful review of contracts and vendor performance, compliance with applicable requirements, long-term planning, transparency, and accountability. My goal would be to ask informed questions, evaluate decisions based on the community's needs and available resources, and support sound, well-documented decisions that protect the District and its residents.

RESOLUTION 2026-08

A RESOLUTION OF THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING THE ANNUAL MEETING SCHEDULE FOR FISCAL YEAR 2026/2027

WHEREAS**,** the Lake Bernadette Community Development District (the "District") is a local unit of special-purpose government organized and existing in accordance with Chapter 190, Florida Statutes, and situated entirely within Pasco County, Florida; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings; and

WHEREAS, the Board has proposed the Fiscal Year 2026/2027 annual meeting schedule as attached in **Exhibit A**.

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

1. The Fiscal Year 2026/2027 annual public meeting schedule attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 25th DAY OF AUGUST, 2026.

LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT

ATTEST:

______________________________ ______________________________

Secretary/Assistant Secretary Chairperson /Vice Chairperson

EXHIBIT "A"

BOARD OF SUPERVISORS MEETING DATES
THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT

FISCAL YEAR 2026/2027

All meetings will be held at the Lake Bernadette Clubhouse, 5410 Golf Links Boulevard, Zephyrhills, Florida, on the fourth Tuesday unless otherwise indicated below:

October 27, 2026
December 1, 2026 **(First Tuesday)**
January 26, 2027
February 23, 2027
March 23, 2027
April 27, 2027
May 25, 2027 **(Budget Approval)**
June 22, 2027
July 27, 2027
August 24, 2027 **(Budget Adoption)**
September 28, 2027

RESOLUTION 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives, and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

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 upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 25th day of August, 2026.

ATTEST:	**LAKE BERNADETTE COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

Memorandum

To: Board of Supervisors

From: District Management

Date: August 25, 2026

RE: HB7013 – Special Districts Performance Measures and Standards

---

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Lake Bernadette Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisors ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.
Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.
Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.
Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.
Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.
Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.
Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:
Chair/Vice Chair: ______________________________ Date: _____________________
Printed Name: ________________________________
Lake Bernadette Community Development District

District Manager: ______________________________ Date: _____________________
Printed Name: ________________________________
Lake Bernadette Community Development District

Lake Bernadette CDD
Waterway Inspection Report

Reason for Inspection: Scheduled-recurring

Inspection Date: 2026-08-17

Prepared for:

District Manager
Inframark

Prepared by:

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

TABLE OF CONTENTS

Lake Bernadette CDD Waterway Inspection Report

2026-08-17

Site: 13

Comments:

Site looks good

Site is looking good. Growth is being controlled and flow structure is free of blockage.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 16

Comments:

Site looks good

Site is doing well. All beneficials within site are looking healthy.

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:

Lake Bernadette CDD Waterway Inspection Report

2026-08-17

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:

Normal growth observed

Site has increased water levels and growth that will need to be addressed.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 30

Comments:

Site looks good

Site is doing well overall.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 30A

Comments:

Site looks good

Shoreline weeds were addressed last visit. Informed Dan on the new erosion repair being washed out.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Lake Bernadette CDD Waterway Inspection Report

2026-08-17

Site: 32

Comments:

Site looks good

Site is currently algae free and all is looking good.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 33

Comments:

Site looks good

Water levels have risen within site. Flow structure grate needs to be cleaned off again next scheduled visit. Site is currently algae free.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 34

Comments:

Site looks good

Biofilm from last month has been treated and beneficials are looking well.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 35

Comments:

Normal growth observed

Some minor shoreline weeds present.

Action Required:

Routine maintenance next visit

Target:

Shoreline weeds

Site: 45A

Comments:

Normal growth observed

Site has some minor surface algae within it.

Action Required:

Routine maintenance next visit

Target:

Surface algae

Site: 45B

Comments:

Normal growth observed

Site is experiencing submersed vegetation growth.

Action Required:

Routine maintenance next visit

Target:

Submersed vegetation

Site: 46A

Comments:

Site looks good

Site is in good condition at this time. Water levels have risen.


Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 46B

Comments:

Site looks good

Overall site is looking well and is surface algae free. Some minor shoreline grasses that will need to be addressed next visit.


Action Required:

Routine maintenance next visit

Target:

Species non-specific

Site: 47

Comments:

Site looks good

Site is looking well.


Action Required:

Routine maintenance next visit

Target:

Species non-specific

Lake Bernadette CDD Waterway Inspection Report

2026-08-17

Site: WA-9

Comments:

Site looks good

No concerns at this time.

Action Required:

Routine maintenance next visit

Target:

Species non-specific

Management Summary

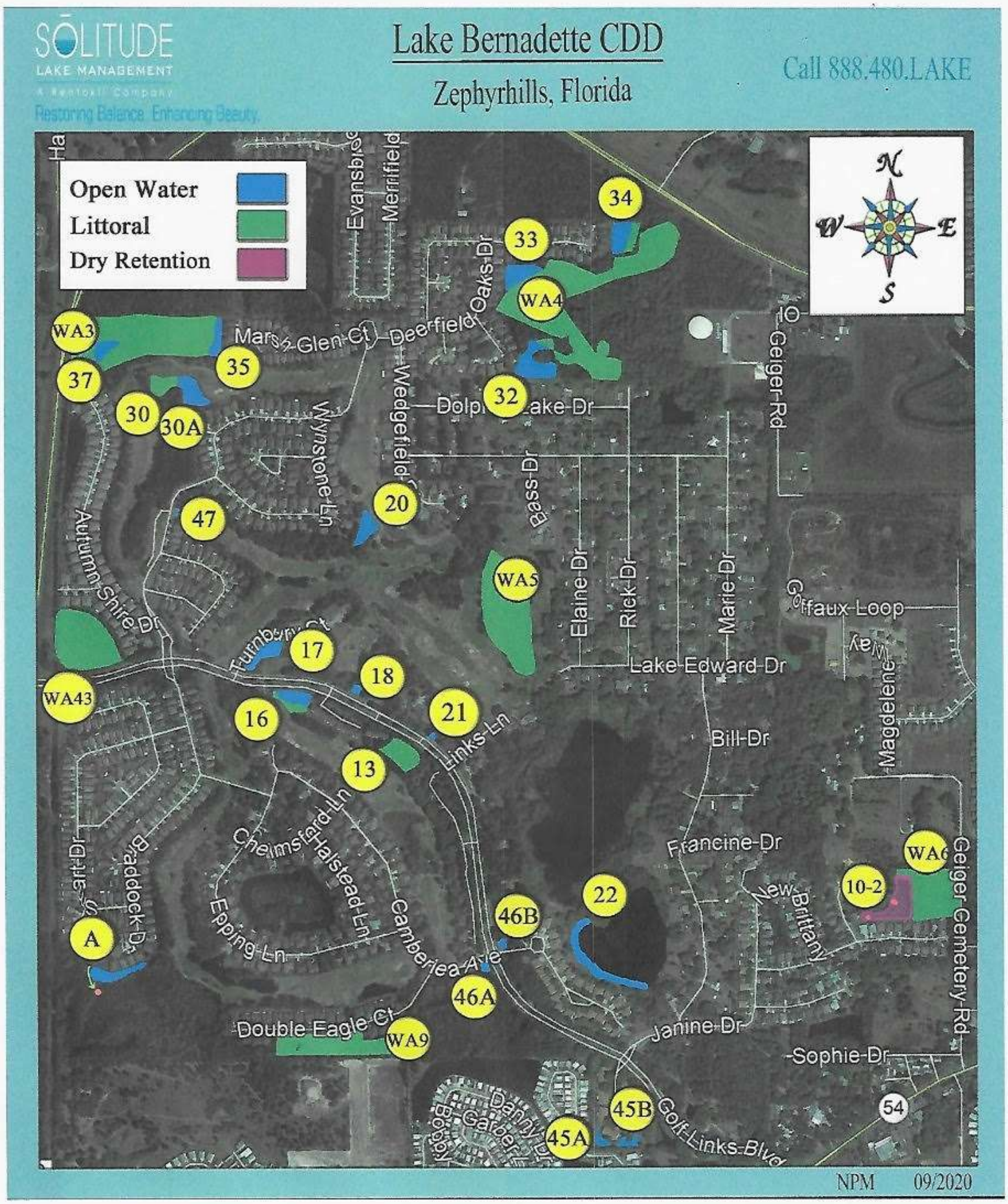
The pictures on the left column are from July 2026 and the pictures on the right are from August 2026.

We have a good handle on all sites with very little shoreline growth and little algae. Pond 33 is currently surface algae free and we cleaned off one FES grate but it needs to be clean again next scheduled visit. Site 45B has some submersed aquatic vegetation that will need to be treated. A few sites have some very minor shoreline growth. We have been experiencing warmer weather and more rain, therefore we are monitoring for any algae that may be starting to bloom. We are looking out for trash that may have gotten washed into sites and ensuring all flow structure are free of debris/obstruction.

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	Normal growth observed	Shoreline weeds	Routine maintenance next visit
30	Site looks good	Species non-specific	Routine maintenance next visit
30A	Site looks good	Species non-specific	Routine maintenance next visit
32	Site looks good	Species non-specific	Routine maintenance next visit
33	Site looks good	Species non-specific	Routine maintenance next visit
34	Site looks good	Species non-specific	Routine maintenance next visit
35	Normal growth observed	Shoreline weeds	Routine maintenance next visit
45A	Normal growth observed	Surface algae	Routine maintenance next visit
45B	Normal growth observed	Submersed vegetation	Routine maintenance next visit
46A	Site looks good	Species non-specific	Routine maintenance next visit
46B	Site looks good	Species non-specific	Routine maintenance next visit
47	Site looks good	Species non-specific	Routine maintenance next visit
WA-9	Site looks good	Species non-specific	Routine maintenance next visit


SOLITUDE
LAKE MANAGEMENT
Restoring Balance. Enhancing Beauty.
Lake Bernadette CDD
Zephyrhills, Florida
Call 888.480.LAKE
Open Water
Littoral
Dry Retention
N
W
E
S
34
33
WA4
WA3
37
35
30
30A
32
20
47
WA5
17
18
16
21
13
WA43
WA6
10-2
22
46B
A
46A
WA9
45B
45A
54
Marsh Glen Ct
Deerfield Oaks Dr
Wedgefield
Wynstone Ln
Dolphin Lake Dr
Geiger Rd
Bass Dr
Elaine Dr
Rick Dr
Marie Dr
Goffaux Loop
Lake Edward Dr
Autumn Shire Dr
Turnberry Ct
Links Ln
Bill Dr
Magdelene
Francine Dr
Chelmsford Ln
Halstead Ln
Epping Ln
Camberlea Ave
Braddock Dr
New Brittany
Geiger Cemetery Rd
Double Eagle Ct
Janine Dr
Sophie Dr
Golf Links Blvd
Evansbridge
Merrifield
NPM 09/2020

CDD Meeting Topics of Discussion

Lake Bernadette Community Center

August 2026

Upcoming Events:

1. **Cdd meeting 8/25 6:00pm**
2. **Girl Scouts 28th 6pm**
3. **Art Classes start 8/27 3:30-4:45pm**
4. **Tias Table Food truck 9/11 5-8pm**

Upcoming Projects:

1. **Tree trimming around main pool area (September)**
2. **Access card revalidation starts 9/1**
3. **Pool furniture / cleaning pressure wash (Sept)**
4. **One court lighting for basketball/picklball proposal provided**
5. **Pool lift replacement proposals provided**
6. **Main pool circulation pump replaced (Triangle pools)**

Completed projects/ tasks

1. **Pond 30 erosion completed by Site Masters**
2. **Replaced dead landscaping in clubhouse parking lot (Sunrise)**
3. **Replaced all ac filters in clubhouse**
4. **Filled in eroded area at little lake Bernadette (Site Masters)**
5. **Front entry door broken by resident repaired by Stans locks & key**
6. **Repaired broken shower head at cabana pool**
7. **Replaced worn are rugs in gym**
8. **Office computer cleaned, fan replaced, software updates (Complete IT**
9. **Dead pine trees taken down at Braddock entrance**

ESTIMATE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

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

TRIANGLE POOL SERVICES
Since 1959

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**

Expiry date 09/01/2026

Note to customer
FOR CLUBHOUSE POOL

Accepted date **Accepted by**

Artistic Pools of FLORIDA Inc.
727-536-5055
Equipment & Parts | Cleaning & Maintenance
Repair & Installation | Chemicals & Supplies
Remodels & Additions | FREE Delivery

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

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

COMMERCIAL REPAIR CONTRACT

Prepared For

Lake Bernadette

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

March 16, 2026

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

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
• Price includes installation	
Subtotal	$ 7,950.00
Tax	exempt
Total	$ 7,950.00

Artistic Pools of FLORIDA Inc.
727-536-5055

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

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

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

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

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

Signature of Authorized Representative ACCEPTANCE DATE	Signature of Authorized Representative ACCEPTANCE DATE
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

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

July 31, 2026

Attn: Dan Nesselt
Lake Bernadette
5410 Golf Links Blvd
Zephyrhills, FL 33541

Dear Dan,

Thank you for expressing interest in having CourtCo install your pickleball and basketball lighting.

Here at CourtCo, we believe that the key to successful business is delivering our customers exceptional service, excellent communication during all aspects of the project, and unparalleled quality with attention to detail. We take our commitment to quality seriously and back this up with a two-year warranty on all our projects where recommendations are followed.

We consistently strive to be on the cutting edge of court building and attend tradeshows and educational events annually so we can be a resource for our clients and guarantee our expertise. Our decades of experience in asphalt, concrete, court maintenance, and the construction field mean you will always receive knowledgeable answers from any of our team.

We have been installing and maintaining courts across the country for 45 years so there is a good chance one of our courts is just around the corner from you. Our firm has a long list of satisfied customers ranging from Disney, to HOA's, schools, and professional athletes.

Please don't hesitate to reach out with any questions or comments and for more detailed information on our services, please visit our web page at www.courtcofl.com.

We thank you for the opportunity to earn your business and look forward to working with you.

Sincerely,

Adam Jenne

Adam Jenne
CourtCo, LLC.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

PROPOSAL/AGREEMENT

July 31, 2026

CUSTOMER

Lake Bernadette
5410 Golf Links Blvd
Zephyrhills, FL 33541

Agreement made between CourtCo, LLC., hereinafter called the Contractor, and Lake Bernadette, hereinafter called the Customer, for the installation of your court lighting with respect to the following terms and specifications:

PERMITTING: ***If necessary***

The Customer will provide the Contractor with documents necessary to acquire permit (survey etc.).
The Contractor will pull necessary permits and pass on cost of a Permit Expeditor plus a 15% admin fee.
The Contractor will bill all permit fees as actual.
This proposal does not include cost of shop drawings, inspection fees or impact fees, which if required; will be billed as actual.

SCOPE OF WORK: ***Lighting on a basketball and pickleball court***

The Contractor will supply approved drawings by a structural engineer for new footers to be installed.
The Contractor will supply and install conduit between the footers and stub out within 5' of the court edge.
The Contractor will supply and install concrete, hardware, and rebar for footers as specified.
The Contractor will supply and install 6 new 22' poles on concrete footers with new hardware.
The Contractor will supply and install 6 new LED lights to illuminate the court to the appropriate level.
The Contractor will wire the lights to the bottom of the pole.
Note: Price does not include permit costs, running wire, or hooking up any electrical.
The Contractor will supply the Customer with a photometry map showing the expected lighting levels.
The Contractor shall thoroughly and expediently clean up all drums, trash, etc. upon job completion.
Note: Disposal prices vary wildly across the state. CourtCo can provide a dumpster and pass on expense to the Customer.

FEE

The Contractor agrees to provide tools, materials, labor, supervision, and insurance to complete the above work for a sum of

****** FIFTY-SIX THOUSAND SIX HUNDRED FORTY DOLLARS ($ 56,640.00) ******

OPTIONS – Please Initial to Accept

Pickleball Court Only – Price $ 28,710.00 **Please initial to order ______**

The Contractor will conduct the same steps as above, but it will be limited in scope to two poles with two single lights for illuminating the pickleball court only.

*All prices are in US Dollars. Prices are subject to change after thirty days. Our bid prices are based upon you providing adequate access and storage areas.

3046 Del Prado Blvd S | Suite 1B
Cape Coral, FL 33904
844-COURTCO
239-766-9636

COURTCO.

July 31, 2026

Lake Bernadette
5410 Golf Links Blvd
Zephyrhills, FL 33541

PROVISIONS

The Customer agrees to pay a 33% deposit upon acceptance of proposal.
The Customer agrees to pay 33% upon commencement.
The Customer agrees to balance upon completion of the above-proposed work.

TERMS AND CONDITIONS

The below stated terms and conditions, including those of subsequent pages of the contract are hereby accepted and agreed to. All additions or subtractions from agreed upon proposal must be submitted in writing and signed and approved by all parties. No work will be scheduled without a signed proposal and deposit. Quote does not include any engineering layout, shop drawings, testing, as-builts, permit fees, dumpster or disposal fees, or bonding unless otherwise specifically stated in scope of work. CourtCo cannot guarantee elimination of standing water or pre-existing cracks and defects. Irrigation must be turned off before, throughout the duration, and for two days after completion of the project to allow adequate application and dry time. CourtCo is not responsible for damage to irrigation, or damage caused by irrigation. CourtCo is not responsible for underground utilities, water lines, sprinklers, or electrical lines. The Customer must provide water, electricity, and all necessary hookups at no cost to the Contractor as Contractor deems necessary to perform the work. The Customer is to provide stable access to the court. CourtCo assumes no responsibility to damage to sod or surrounding areas needed to access the court. CourtCo shall thoroughly and expediently clean up all debris, materials, trash, etc., upon job completion. Clean up must be conducted on site and a wash down area is required to rinse equipment and containers. CourtCo will do its best to protect the surrounding areas, however, is not responsible for any paint residue that may remain in any wash out areas. Note: Grass on the staging area may become damaged and we are not responsible for sod replacement as it is impossible to prevent. CourtCo assumes no responsibility for any pedestrians breaking through barricaded areas, causing tracking of materials or paint, damages to cars or persons trespassing in designated areas. Client agrees to pay interest rate of 1.5% per month for past due outstanding balance. All deposits are non-refundable upon cancellation of contract by client for any reason. Due to unforeseen cost increases, CourtCo reserves the right to withdraw the proposal at any time prior to commencement of work. Certificates of insurance shall be provided upon request before the commencement of work. Additional resurfacing/maintenance mobilizations will be an additional charge of $1,850.00 per mobilization. Additional paving/grading mobilizations will be an additional charge of $4,850.00 per mobilization. This proposal/contract including all terms and conditions shall become a legally binding attachment to any contract entered into between CourtCo and the financially responsible company for with the work will be performed. Any deviations from the specifications and modifications of this agreement, including incidental work, reductions in work, and adjustments in price or terms, shall be set forth in writing and signed by both parties. CourtCo shall not be responsible for previous damages to court area and facilities. Property has been evaluated for damages to court area and facilities. It is further understood that CourtCo shall not be responsible for any damages or deterioration of any work, weather completed or in progress, resulting from any causes beyond CourtCo's control, including but not limited to, failure or inadequacy of any labor or materials not furnished or installed by CourtCo. Unless otherwise stated, CourtCo does not guarantee against bird baths. The Customer will have 7 days once the project is complete and invoiced to request any and all punch list items to be resolved. If a punch list is not received within 7 days, the project will be deemed acceptable. Payment will then be due in accordance with the payment terms stated in our contract. This contract supersedes any and all other contracts provided by the client. CourtCo pledges to complete each project as expeditiously as possible, but given the current economic climate, the Customer acknowledges the possibility of having additional costs passed on via change order. These costs that arise as a result of inflation, labor shortages, or rising costs of materials will be disclosed as soon as they are learned, and a change order will be issued.

CREDIT

If the Customer does not pay as agreed upon, the Contractor shall have the right to file a lien against the real estate for the value of the work done. No further work shall be scheduled or completed if installment payments are not made at the time specified. In the event it is necessary to employ the services of an attorney to secure payment, as per the terms of this agreement, then the customer agrees to pay reasonable attorney fees. In the event of any litigation or other proceeding arising out of this agreement, the prevailing party shall be entitled to collect its attorney's fees and all costs of litigation from the opposing party, including appellate attorney's fees. Interest of 1-½% per month will be charged on accounts past due.

GUARANTEE

It is CourtCo's pledge to perform at the top of the industry standards with regard to operation and performance of machinery and/or the application of the products and services. The Contractor guarantees all work against defects in workmanship or materials for a period of (2) years from date of completion. This guarantee excludes normal wear and tear, physical abuse, neglect, and any other conditions beyond the contractor's control, such as sub-base settling, structural cracks, asphalt shrinkage cracks, hydrostatic pressure or water vapor pressure bubbles, intrusion of weeds or grass, etc. Existing cracks may reappear at any time. Proper tennis shoes must be worn on court. Some sneakers, street shoes, dark soled shoes, skateboards, roller blades, etc., will scuff and damage surface. Guarantee shall become void upon owner's failure to adhere and comply with the payment schedule.

Respectfully submitted by: Adam Jenne

Adam Jenne
CourtCo, LLC.

Proposal accepted by: ________________________________ Date: ______________________

ESTIMATE

Triangle Pool Services
12801 Belcher Rd S
Largo, FL 33773

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

TRIANGLE POOL SERVICES
Since 1959

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.: 0078658133
Estimate date: 08/06/2026

#	Date	Product or service	Description	Qty	Rate	Amount
1.	07/28/2026	**IG273-1500F-000**	Speck Pumps IG273-1500F-000 95-IX 3-Phase High Performance Pool Pump 5HP; 208-230/460V, 15-14.5/7.5 A	1	$4,499.95	$4,499.95
2.		**VF721-L005N-I4X**	Invertek Drives VF721-L005N-I4X Eco Optidrive Variable Frequency Drive 5HP 1PH to 3PH 200-240V w/ Switch	1	$3,599.95	$3,599.95
3.		**V40801N**	Westlake Pipe and Fittings V40801N 4" Gray PVC Economy True Union Ball Valve	1	$399.95	$399.95
4.		**263029**	2'' PENTAIR 2 WAY	2	$89.95	$179.90
5.		**MISCPARTS-SER**	MISC PARTS: ELECTRICAL, HARDWARE, ETC.	1	$175.00	$175.00
6.		**MISC PVC PIPE AND FITTINGS**	MISC PVC PIPE AND FITTINGS	1	$250.00	$250.00
7.		**Labor / Service Call**	SERVICE CALL / LABOR (2 technicians)	8	$175.00	$1,400.00

Total **$10,504.75**

Note to customer

ESTIMATE TO INSTALL A NEW PUMP WITH A VARIABLE FREQUENCY DRIVE TO ACHEIVE PROPER FLOW WITH ENERGY EFFICIENCY AND BETTER LONGEVITY. EXISTING PUMP HAS HAD A HISTORY OF ISSUES AND WE RECOMMEND A MORE RECIRCULATION PUMP THAT WOULD BE MORE SUITABLE FOR

THIS POOL THAT WE WILL MAVE MORE WAYS TO FINE TUNE ITS OPERATION.

Accepted date **Accepted by**