

**LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT**

**SEPTEMBER 26, 2023
AGENDA PACKAGE**

Lake Bernadette Community Development District

Board of Supervisors

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

David Wenck, District Manager
Scott Steady, Esquire, District Counsel
Dan Nessel, Clubhouse Manager
Tonja Stewart, District Engineer

Regular Meeting Agenda

Tuesday, September 26, 2023 – 6:00 p.m.

-
1. **Roll Call**
 2. **Audience Comments Limited to 3 Minutes Per Person**
 3. **Consent Agenda**
 - A. Approval of the Minutes of August 22, 2023 Meeting and Public Hearing
 - B. Acceptance of the Financial Report as of August 2023
 4. **Aquatic Report**
 5. **Attorney's Report**
 6. **Engineer's Report**
 7. **District Manager's Report**
 8. **Clubhouse Manager's Report**
 - A. Illuminations Holiday Lighting Proposal
 - B. Cobra Signs Proposal
 - C. FHP Stats
 9. **Old Business**
 - A. Reserve Study
 10. **New Business and Supervisors' Requests**
 11. **Adjournment**

The Next Meeting is scheduled to be held on
Tuesday, October 24, 2023, at 6:00 p.m.

District Office:

Inframark
210 North University Drive, Suite 702
Coral Springs, Florida, 33071
954-603-0033

Meeting Location:

Lake Bernadette Clubhouse
5410 Golf Links Boulevard
Zephyrhills, Florida 33541
813-788-7690

Third Order of Business

3A.

**MINUTES OF PUBLIC HEARING AND REGULAR MEETING
LAKE BERNADETTE
COMMUNITY DEVELOPMENT DISTRICT**

The Public Hearing and regular meeting of the Board of Supervisors of the Lake Bernadette Community Development District was held Tuesday, August 22, 2023, 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
James Callaghan	Assistant Secretary
Sharon Callie	Assistant Secretary

Also present were:

David Wenck	District Manager
Dan Nesselt	Clubhouse Manager

The following is a summary of the discussions and actions taken.

FIRST ORDER OF BUSINESS

Roll Call

- Mr. Berman called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

**Audience Comments Limited to 3 Minutes
Per Person**

- There being no members of the public present, the next order of business followed.

THIRD ORDER OF BUSINESS

**Public Hearing on Adoption of Fiscal Year
2024 Budget and Levying Assessments**

On MOTION by Mr. Van Liew seconded by Ms. Hazelett with all in favor Public Hearing on Adopting Fiscal Year 2024 Budget and Levying Assessments was opened. 5-0

The record shall reflect no members of the public were present, and the Budget Public Hearing was closed.

August 22, 2023

Lake Bernadette CDD

On MOTION by Ms. Hazelett seconded by Mr. Callaghan with all in favor Public Hearing on Adopting Fiscal Year 2024 Budget and Levying Assessments was closed. 5-0

A. Consideration of Resolution 2023-04, Adopting FY 2024 Budget

- Mr. Wenck discussed and reviewed the Resolution with the Board.
- The Board discussed increasing the Field/Contract-Roving Patrol line item to \$28,600, reducing the Capital Outlay to adjust the FY 2024 Budget to stay flat.

On MOTION by Mr. Callaghan seconded by Ms. Hazelett with all in favor Resolution 2023-04, Adopting FY 2024 Budget was adopted as amended to include an increase to the Field/Contract- Roving Patrol line item. 5-0

B. Consideration of Resolution 2023-05, Levying Assessments

- Mr. Wenck discussed and reviewed the Resolution with the Board

On MOTION by Ms. Hazelett seconded by Ms. Callie, with all in favor, Resolution 2023-05, Levying Assessments was adopted. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

- A. Approval of the Minutes of July 25, 2023 Meeting**
- B. Acceptance of the Financial Report as of July 2023**

- The Board reviewed the consent agenda items as presented.

On MOTION by Mr. Callaghan seconded by Mr. Hazelett with all in favor, the consent agenda was approved. 5-0

FIFTH ORDER OF BUSINESS Aquatic Report

- The Board reviewed the report.

SIXTH ORDER OF BUSINESS Attorney's Report

- Mr. Wenck stated he reached out to Mr. Steady, regarding the ordeal of the entry sign and being unable to obtain the permit due to the County stating it is between a right-of-way.
- Mr. Berman requested that Mr. Nesselt contact Mr. Steady on procuring a roll out date with a set budget of \$2,500.

August 22, 2023

Lake Bernadette CDD

77 **SEVENTH ORDER OF BUSINESS** **Engineer’s Report**

- 78 • No report was presented.
- 79 • Mr. Berman advised the Board to think about off season maintenance.

80

81 **EIGHTH ORDER OF BUSINESS** **District Manager’s Report**

82 **A. Consideration of FY 2024 Meeting Schedule**

83 Mr. Berman noted the March 26th meeting date should be changed to March 20th, 2024.

84

85 On MOTION by Mr. Callaghan seconded by Ms. Callie, with all
 86 in favor, the Fiscal Year 2024 Meeting Schedule was approved
 87 as amended and discussed. 5-0

88

89 **NINTH ORDER OF BUSINESS** **Clubhouse Manager’s Report**

- 90 • Mr. Nesselt discussed and reviewed the Clubhouse Manager’s Report with the Board.

91

92 **A. Signarama Proposal**

- 93 • Mr. Nesselt stated Signarama proposed a digital sign for \$20,000.
- 94 • Mr. Nesselt explained the proposal difference between Signarama and Creative Sign
 95 Designs.
- 96 • Creative Sign Designs proposed a taller, more decorative sign like Signarama which would
 97 cost approximately \$6,000.
- 98 • Mr. Berman suggested Mr. Nesselt gather more information regarding outdoor televisions
 99 and/or signage.
- 100 • Mr. Berman requested Mr. Nesselt check with Ms. Stewart, regarding regulations to
 101 replace the messaging signs with a TV or LED screens.

102 **B. Optec Displays, Inc. Proposal**

- 103 • Proposal not included in report.

104 **TENTH ORDER OF BUSINESS** **Old Business**

105 **A. Update to Monument Sign Project**

- 106 • Mr. Callaghan noted Mr. Nesselt should be given more information with the monument
 107 holiday lighting schedule. He suggested seeking a bid for professional installation, as he
 108 has had trouble in the past with the lighting due to rain and sprinkler system issues.

August 22, 2023

Lake Bernadette CDD

- 109 • Mr. Berman stated the plan was to obtain a new outlet setup. Mr. Callaghan confirmed
110 putting in a request for new GFI outlets and lights would be a safer/easier alternative.

111

112 **ELEVENTH ORDER OF BUSINESS** **New Business and Supervisors' Requests**

- 113 • Mr. Van Liew's CDD email is incorrect.
114 • Mr. Berman reminded the Board to submit their Form 1.

115

116 **TWELFTH ORDER OF BUSINESS** **Adjournment**

- 117 • There being no further business,

118

On MOTION by Ms. Hazelett seconded by Mr. Callaghan with all
119 in favor the meeting was adjourned. (5-0)

120

121

122

123

124

David Wenck
Secretary

3B.

LAKE BERNADETTE
Community Development District

Financial Report

August 31, 2023

Prepared by:



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LAKE BERNADETTE
Community Development District

Financial Statements

(Unaudited)

August 31, 2023

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
<u>ASSETS</u>				
Cash - Checking Account	\$ 275,653	\$ -	\$ -	\$ 275,653
Due From Other Funds	-	23,374	11,830	35,204
Investments:				
Money Market Account	443,186	-	-	443,186
Other	50,607	-	-	50,607
Treasury Bills (3 months)	999,360	-	-	999,360
Deposits	835	-	-	835
TOTAL ASSETS	\$ 1,769,641	\$ 23,374	\$ 11,830	\$ 1,804,845
<u>LIABILITIES</u>				
Accounts Payable	\$ 11,684	\$ -	\$ -	\$ 11,684
Accrued Expenses	5,915	-	-	5,915
Accrued Taxes Payable	1,060	-	-	1,060
Sales Tax Payable	14	-	-	14
Deposits	2,185	-	-	2,185
Due To Other Funds	35,204	-	-	35,204
TOTAL LIABILITIES	56,062	-	-	56,062
<u>FUND BALANCES</u>				
Nonspendable:				
Deposits	835	-	-	835

Balance Sheet
August 31, 2023

ACCOUNT DESCRIPTION	GENERAL FUND	DOUBLE EAGLE COURT ROAD FUND	JANINE DRIVE FUND	TOTAL
Assigned to:				
Operating Reserves	144,537	-	-	144,537
Reserves - Clubhouse/Cabana	35,576	-	-	35,576
Reserves - Court Amenities	15,717	-	-	15,717
Reserves- Lake Embank/Drainage	92,517	-	-	92,517
Reserves - Roadways	44,693	-	-	44,693
Reserves - Swimming Pools	95,347	-	-	95,347
Unassigned:	1,284,357	23,374	11,830	1,319,561
TOTAL FUND BALANCES	\$ 1,713,579	\$ 23,374	\$ 11,830	\$ 1,748,783
TOTAL LIABILITIES & FUND BALANCES	\$ 1,769,641	\$ 23,374	\$ 11,830	\$ 1,804,845

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>AUG-23 BUDGET</u>	<u>AUG-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>						
Interest - Investments	\$ 4,000	\$ 35,851	\$ 31,851	\$ 333	\$ 1,899	\$ 1,566
Room Rentals	750	94	(656)	63	-	(63)
Interest - Tax Collector	100	1,346	1,246	8	-	(8)
Special Assmnts- Tax Collector	783,870	783,870	-	-	-	-
Special Assmnts- Discounts	(31,355)	(28,480)	2,875	-	-	-
Other Miscellaneous Revenues	1,250	35	(1,215)	104	-	(104)
Access Cards	175	47	(128)	15	-	(15)
Amenities Revenue	175	1,727	1,552	15	173	158
Recreation Membership	500	445	(55)	42	37	(5)
TOTAL REVENUES	759,465	794,935	35,470	580	2,109	1,529

EXPENDITURES

Administration

P/R-Board of Supervisors	12,000	11,600	400	1,000	2,000	(1,000)
FICA Taxes	918	887	31	77	153	(76)
ProfServ-Engineering	12,000	11,402	598	1,000	-	1,000
ProfServ-Legal Services	5,000	405	4,595	417	-	417
ProfServ-Mgmt Consulting	62,830	57,594	5,236	5,236	5,236	-
ProfServ-Property Appraiser	150	150	-	-	-	-
Professional Fees	8,400	-	8,400	700	-	700
Auditing Services	4,250	4,250	-	-	4,250	(4,250)
Postage and Freight	500	436	64	42	17	25
Insurance - General Liability	19,708	19,708	-	-	-	-
Printing and Binding	1,000	15	985	83	-	83

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Legal Advertising	300	1,197	(897)	25	1,197	(1,172)
Miscellaneous Services	1,200	449	751	100	-	100
Misc-Assessment Collection Cost	15,677	15,130	547	-	-	-
Misc-Taxes	2,500	2,812	(312)	-	-	-
Misc-Web Hosting	1,912	1,567	345	159	-	159
Office Supplies	150	-	150	13	-	13
Annual District Filing Fee	175	175	-	-	-	-
Total Administration	148,670	127,777	20,893	8,852	12,853	(4,001)
Field						
Payroll-General Staff	91,207	101,828	(10,621)	7,601	14,135	(6,534)
FICA Taxes	6,977	7,790	(813)	581	1,081	(500)
Retirement Benefits	5,635	-	5,635	470	-	470
Life and Health Insurance	28,379	26,658	1,721	2,365	4,747	(2,382)
Workers' Compensation	4,573	4,573	-	381	-	381
Contracts-Janitorial Services	8,100	9,010	(910)	675	765	(90)
Contracts-Security Services	496	413	83	41	41	-
Contracts-Landscape	52,164	47,817	4,347	4,347	4,347	-
Contracts-Roving Patrol	12,000	9,360	2,640	1,000	-	1,000
Travel	600	170	430	50	-	50
Communication - Telephone	850	732	118	71	63	8
Utility - Cable TV Billing	2,200	1,355	845	183	82	101
Electricity - General	16,000	19,018	(3,018)	1,333	1,999	(666)
Electricity - Streetlights	43,000	36,806	6,194	3,583	3,200	383
Utility - Water	10,000	15,049	(5,049)	833	1,492	(659)
Utility - Gas	11,000	4,660	6,340	917	-	917

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
Utility - Refuse Removal	500	775	(275)	42	54	(12)
R&M-Air Conditioning	500	9,373	(8,873)	42	624	(582)
R&M-Buildings	3,300	4,045	(745)	275	962	(687)
R&M-Equipment	25,000	15,417	9,583	2,083	2,416	(333)
R&M-Other Landscape	15,000	27,426	(12,426)	1,250	-	1,250
R&M-Irrigation	7,500	13,713	(6,213)	625	-	625
R&M-Lake	18,576	21,628	(3,052)	1,548	1,548	-
R&M-Pest Control	2,500	1,524	976	208	120	88
R&M-Pools	23,000	32,030	(9,030)	1,917	1,677	240
R&M-Wetland Monitoring	5,000	-	5,000	417	-	417
R&M-Fitness Equipment	5,000	1,692	3,308	417	-	417
R&M-Pressure Washing	5,000	14,541	(9,541)	417	516	(99)
Road/Sidewalk Maintenance	5,000	5,086	(86)	417	-	417
Miscellaneous Services	7,000	2,562	4,438	583	366	217
Misc-News Letters	1,500	36	1,464	125	-	125
Misc-Contingency	5,300	1,934	3,366	442	222	220
Office Supplies	5,000	976	4,024	417	-	417
Cleaning Supplies	4,500	3,551	949	375	105	270
Op Supplies - Uniforms	600	626	(26)	50	-	50
Subscriptions and Memberships	3,500	3,109	391	292	283	9
Capital Outlay	90,000	34,877	55,123	7,500	-	7,500
Reserve	84,338	78,881	5,457	7,028	-	7,028
Total Field	610,795	559,041	51,754	50,901	40,845	10,056

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
TOTAL EXPENDITURES	759,465	686,818	72,647	59,753	53,698	6,055
Excess (deficiency) of revenues Over (under) expenditures	-	108,117	108,117	(59,173)	(51,589)	7,584
Net change in fund balance	\$ -	\$ 108,117	\$ 108,117	\$ (59,173)	\$ (51,589)	\$ 7,584
FUND BALANCE, BEGINNING (OCT 1, 2022)	1,605,462	1,605,462				
FUND BALANCE, ENDING	\$ 1,605,462	\$ 1,713,579				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	AUG-23 BUDGET	AUG-23 ACTUAL	VARIANCE (\$) FAV(UNFAV)
<u>REVENUES</u>						
Special Assmnts- Tax Collector	4,116	4,116	-	-	-	-
Special Assmnts- Discounts	(165)	(149)	16	-	-	-
TOTAL REVENUES	3,951	3,967	16	-	-	-
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	82	79	3	-	-	-
Total Administration	82	79	3	-	-	-
TOTAL EXPENDITURES	82	79	3	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	3,869	3,888	19	-	-	-
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	3,869	-	(3,869)	-	-	-
TOTAL FINANCING SOURCES (USES)	3,869	-	(3,869)	-	-	-
Net change in fund balance	\$ 3,869	\$ 3,888	\$ (7,719)	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	19,486	19,486				
FUND BALANCE, ENDING	\$ 23,355	\$ 23,374				

Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 31, 2023

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>AUG-23 BUDGET</u>	<u>AUG-23 ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>
<u>REVENUES</u>						
Special Assmnts- Tax Collector	1,932	1,932	-	-	-	-
Special Assmnts- Discounts	(77)	(69)	8	-	-	-
TOTAL REVENUES	1,855	1,863	8	-	-	-
<u>EXPENDITURES</u>						
<u>Administration</u>						
Misc-Assessment Collection Cost	39	37	2	-	-	-
Total Administration	39	37	2	-	-	-
TOTAL EXPENDITURES	39	37	2	-	-	-
Excess (deficiency) of revenues Over (under) expenditures	1,816	1,826	10	-	-	-
<u>OTHER FINANCING SOURCES (USES)</u>						
Contribution to (Use of) Fund Balance	1,816	-	(1,816)	-	-	-
TOTAL FINANCING SOURCES (USES)	1,816	-	(1,816)	-	-	-
Net change in fund balance	\$ 1,816	\$ 1,826	\$ (3,622)	\$ -	\$ -	\$ -
FUND BALANCE, BEGINNING (OCT 1, 2022)	10,004	10,004				
FUND BALANCE, ENDING	\$ 11,820	\$ 11,830				

Notes to the Financial Statements

August 31, 2023

Governmental Funds

▶ **Assets**

- **Investments** - General Fund monies (See Cash & Investment Report for further details.) There is a checking & MM account with Bank United, and T-Bill & MMF account with Valley Bank.
- **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** - Roadways - for roadway repairs and maintenance.
- **Reserves** - Swimming Pools - for swimming pool repairs and maintenance.

Notes to the Financial Statements

August 31, 2023

Financial Overview / Highlights

Revenues

- ▶ Total General Fund revenues are 104.67% of the Annual Adopted budget and Assessments are at 100% collected.
- ▶ Total General Fund expenditures are at approximately 90.43% of the Annual Adopted budget above the rated 92%.

Variance Analysis

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
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Expenditures

Administrative

ProfServ - Engineering	\$ 12,000	\$ 11,402	95%	Stantec pond maintenance, preparing for district monthly meetings, follow up on pond management contract, and clubhouse parking lot pavement through May.
Insurance - General Liability	\$ 19,708	\$ 19,708	100%	FMIT 4th installment made in June.
Misc-Web Hosting	\$ 1,912	\$ 1,567	82%	ADA compliance payment - \$1,553.

Account Name	Annual Budget	YTD Actual	% of Budget	Explanation
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Field

Payroll-General Staff	\$ 91,207	\$ 101,828	112%	Staff payroll through August.
FICA Taxes	\$ 6,977	\$ 7,790	112%	Payroll taxes through August.
Life and Health Insurance	\$ 28,379	\$ 26,658	94%	Health & Dental insurance through August.
Workers' Compensation	\$ 4,573	\$ 4,573	100%	FMIT 4th installment made in June.
Contracts - Janitorial Services	\$ 8,100	\$ 9,010	111%	9 cleanings @ \$85 per cleaning.
Utility - Cable TV Billing	\$ 2,200	\$ 1,355	62%	Charter Communication payment for services.
Electricity - General	\$ 16,000	\$ 19,018	119%	Pasco County Utilities payment for services.

Notes to the Financial Statements

August 31, 2023

<u>Account Name</u>	<u>Annual Budget</u>	<u>YTD Actual</u>	<u>% of Budget</u>	<u>Explanation</u>
Variance Analysis - continued				
<i>Field Continued</i>				
Utility - Gas	\$ 11,000	\$ 4,660	42%	Bahr's Propane Gas payment for services.
Utility - Refuse Removal	\$ 500	\$ 775	155%	Waste Management refuse removal payment for services.
R&M - Equipment	\$ 25,000	\$ 15,417	62%	Reese Electric monument lighting - \$4,955; Complete I.T. repair exit wave sensor and G4 camera - \$792; Hoops Inc replacement of basketball hoops - \$4,596; various equipment repairs.
R&M - Irrigation	\$ 7,500	\$ 13,713	183%	Rainmaker Irrigation - repairs for outdoor timers and solenoids.
R&M - Pest Control	\$ 2,500	\$ 1,524	61%	On The Fly Pest Control January maintenance; Rainmaker Irrigation ant control - \$750.
R&M - Pools	\$ 23,000	\$ 32,030	139%	Aqua Triangle pool repairs and monthly maintenance.
Office Supplies	\$ 5,000	\$ 976	20%	Home Depot general office supplies.
Capital Outlay	\$ 90,000	\$ 34,877	39%	Ace Courts resurfacing basketball court and footer installation - \$20,775; Signarama of New Tampa refresh entrance monument - \$13,299.
Reserve	\$ 84,338	\$ 78,881	94%	Site masters pool pump improvement, deposit - \$8,400; ACPLM milling/paving/stripping sidewalk repairs - \$69,268.

LAKE BERNADETTE
Community Development District

Supporting Schedules

August 31, 2023

Lake Bernadette

Community Development District

**Non-Ad Valorem Special Assessments
(Pasco County Tax Collector - Monthly Collection Distributions)
For the Fiscal Year Ending September 30, 2023**

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 2023				\$789,918	\$ 783,870	\$ 4,116	\$ 1,932
Allocation %				100.00%	99.24%	0.52%	0.24%
11/07/22	\$ 5,045	\$ 275	\$ 103	\$ 5,423	5,382	28	13
11/15/22	23,358	993	477	24,828	24,640	129	60
11/21/22	41,698	1,773	851	44,322	43,985	230	106
11/25/22	62,325	2,650	1,272	66,246	65,743	344	159
12/02/22	385,336	16,369	7,864	409,570	406,457	2,130	983
12/09/22	77,125	3,258	1,574	81,957	81,334	426	197
12/20/22	40,540	1,670	827	43,037	42,709	224	103
01/12/23	12,009	379	245	12,633	12,537	66	30
02/07/23	32,918	1,233	672	34,822	34,558	181	84
03/08/23	7,905	81	161	8,147	8,086	42	20
04/13/23	21,400	18	437	21,854	21,688	114	52
05/10/23	1,993	-	41	2,033	2,018	11	5
06/06/23	876	-	18	893	887	5	2
06/13/23	33,521 1	-	705	34,226	33,966	178	82
TOTAL	\$ 746,049	\$ 28,700	\$ 15,247	\$ 789,918	\$ 783,870	\$ 4,116	\$ 1,932
% COLLECTED				100%	100%	100%	100%
TOTAL OUTSTANDING				\$ -	\$ -	\$ -	\$ -

Notes:

1) Tax Certificate sale.

Cash and Investment Report

August 31, 2023

<u>ACCOUNT NAME</u>	<u>BANK NAME</u>	<u>MATURITY</u>	<u>YIELD</u>	<u>BALANCE</u>
GENERAL FUND				
Checking Account - Operating	BankUnited	N/A	0.00%	\$ 275,653
			Subtotal Checking	\$ 275,653
Money Market Account	BankUnited	N/A	5.15%	\$ 443,186
			Subtotal MM	\$ 443,186
T-Bills - 3 Months	Valley Bank	Sep '23	5.13%	999,360
Money Market Fund	Valley Bank	N/A	4.70%	50,607
			Subtotal Investments	1,049,967
			Grand Total	\$ 1,768,806

LAKE BERNADETTE

Community Development District

**Payment Register by Fund
For the Period from 08/01/23 to 08/31/23
(Sorted by Check / ACH No.)**

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	3941	08/04/23	BIG JOHNS JANITORIAL SUPPLIES	175285	CLEANING SUPPLIES	Cleaning Supplies	551003-53901	\$258.57
001	3942	08/04/23	ERIC ROSINSKI	07182023	GUTTERS / PRESSURE WASHING POOL AREA	PRESSURE WASHING	546171-53901	\$250.00
001	3943	08/04/23	FLORIDA MUNICIPAL INSURANCE TRUST	072023-FHO786	MEDICAL/DENTAL AUG 2023	Life and Health Insurance	523001-53901	\$2,398.55
001	3944	08/04/23	INFRAMARK, LLC	98414	JULY 2023 MGMT FEES	ProfServ-Mgmt Consulting Serv	531027-51201	\$5,235.83
001	3944	08/04/23	INFRAMARK, LLC	98414	JULY 2023 MGMT FEES	Postage and Freight	541006-51301	\$30.00
001	3944	08/04/23	INFRAMARK, LLC	98414	JULY 2023 MGMT FEES	Printing and Binding	547001-51301	\$10.50
001	3945	08/04/23	STAN'S LOCK AND KEY SERVICE	39521	INSTALL ENTRY KNOB / KEYS	R&M-Buildings	546012-53901	\$196.95
001	3946	08/15/23	AQUA TRIANGLE 1 CORP	3335	POOL SVCS AUG 2023	R&M-Pools	546074-53901	\$1,110.00
001	3947	08/15/23	BIG JOHNS JANITORIAL SUPPLIES	175371	CLEANING SUPPLIES	Cleaning Supplies	551003-53901	\$197.92
001	3948	08/15/23	BURR FORMAN LLP	1404589	GEN COUNSEL THRU JUNE 2023	ProfServ-Legal Services	531023-51401	\$405.00
001	3949	08/15/23	COMPLETE I.T.	11387	BREIVO / GOOGLE EMAILS	Subscriptions & Memberships	554001-53901	\$282.65
001	3950	08/15/23	ERIC ROSINSKI	08012023	PRESSURE WASHING POOL AREA	PRESSURE WASHING	546171-53901	\$516.00
001	3951	08/15/23	HOME DEPOT	072123-9992	JUNE/JULY 2023 PURCHASES	MAINT SUPPLIES	549900-53901	\$195.17
001	3952	08/15/23	RAINMAKER IRRIGATION	44498	AUG 2023 LANDSCAPE SVCS	Contracts-Landscape	534050-53901	\$4,347.00
001	3953	08/23/23	AQUA TRIANGLE 1 CORP	119763	POOL CLEANING SVCS	R&M-Pools	546074-53901	\$286.90
001	3953	08/23/23	AQUA TRIANGLE 1 CORP	121092	KOOL GRIP- ROYAL BLUE	R&M-Pools	546074-53901	\$239.80
001	3954	08/23/23	BERGER,TOOMBS,ELAM & FRANK	363662	AUDIT SVCS FYE 9/30/22	Auditing Services	532002-51301	\$4,250.00
001	3955	08/23/23	DAN NESSELT	081423	CELL PHONE SVC 6/20-7/19/23	Communication - Telephone	541003-53901	\$62.51
001	3956	08/23/23	FRANKS AIR CONDITIONING & HEATING	2918	A/C SERVICE CALL	R&M-Air Conditioning	546004-53901	\$624.00
001	3957	08/23/23	SARAH NESSELT	081423	AUG 2023 CLEANING SVCS	Contracts-Janitorial Services	534026-53901	\$765.00
001	3958	08/23/23	SOLITUDE LAKE MANAGMENT	PSI000876	AUG 2023 LAKE MAINT	R&M-Lake	546042-53901	\$1,548.00
001	3959	08/23/23	TIMES PUBLISHING CO	0000296149	NOTICE OF O&M ASSESSMENTS	Legal Advertising	548002-51301	\$1,075.00
001	3959	08/23/23	TIMES PUBLISHING CO	0000296161	NOTICE OF BUDGET HEARING 8/2/23	Legal Advertising	548002-51301	\$121.60
001	DD02980	08/04/23	ELAN FINANCIAL SVCS - ACH	071423-2780 ACH	FUEL	FUEL FOR EQUIP / VEHICLE	546022-53901	\$50.00
001	DD02980	08/04/23	ELAN FINANCIAL SVCS - ACH	071423-2780 ACH	FUEL	FUEL FOR EQUIP	546022-53901	\$40.00
001	DD02989	08/24/23	DUKE ENERGY	072623 ACH	BILL PRD 6/27-7/25/23	Electricity - General	543006-53901	\$3,420.45
001	DD02990	08/24/23	FRONTIER	072223-22235 ACH	BILL PRD 07/22/23-08/21/23	Utility - Cable TV Billing	543003-53901	\$81.61
001	DD02991	08/24/23	PASCO COUNTY UTILITIES SERVICE	072023 ACH	SVCS PRD 06/06-07/07/23	Utility - Water	543018-53901	\$1,491.97
001	DD02992	08/24/23	WASTE MANAGEMENT OF FLORIDA - ACH	0868260-1568-6	REFUSE REMOVAL AUG 2023	REFUSE REMOVAL	543020-53901	\$54.40
001	DD03004	08/22/23	DUKE ENERGY	08072023 ACH	BILL PRD 7/6-8/3/23	Electricity - General	543006-53901	\$1,999.12
001	DD02968	08/03/23	WILLIAM F. KIELY III	PAYROLL	August 03, 2023 Payroll Posting			\$387.87
001	DD02969	08/03/23	THOMAS O. MINE	PAYROLL	August 03, 2023 Payroll Posting			\$77.57
001	DD02970	08/03/23	MARTINA YATES	PAYROLL	August 03, 2023 Payroll Posting			\$310.30
001	DD02971	08/03/23	JOHN S. YATES	PAYROLL	August 03, 2023 Payroll Posting			\$155.14
001	DD02972	08/03/23	DENISE M. LANSER	PAYROLL	August 03, 2023 Payroll Posting			\$738.43
001	DD02973	08/03/23	DANIEL A. NESSELT	PAYROLL	August 03, 2023 Payroll Posting			\$2,227.58
001	DD02974	08/04/23	MICHAEL C. BERMAN	PAYROLL	August 04, 2023 Payroll Posting			\$184.70
001	DD02975	08/04/23	ROBERT R. VAN LIEW	PAYROLL	August 04, 2023 Payroll Posting			\$184.70
001	DD02976	08/04/23	JAMES G. CALLAGHAN	PAYROLL	August 04, 2023 Payroll Posting			\$184.70

LAKE BERNADETTE

Community Development District

**Payment Register by Fund
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Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	DD02977	08/04/23	BONNIE K. HAZELETT	PAYROLL	August 04, 2023 Payroll Posting			\$184.70
001	DD02978	08/04/23	SHARON K. CALLIE	PAYROLL	August 04, 2023 Payroll Posting			\$184.70
001	DD02983	08/17/23	WILLIAM F. KIELY III	PAYROLL	August 17, 2023 Payroll Posting			\$69.26
001	DD02984	08/17/23	THOMAS O. MINE	PAYROLL	August 17, 2023 Payroll Posting			\$155.14
001	DD02985	08/17/23	MARTINA YATES	PAYROLL	August 17, 2023 Payroll Posting			\$374.94
001	DD02986	08/17/23	JOHN S. YATES	PAYROLL	August 17, 2023 Payroll Posting			\$284.43
001	DD02987	08/17/23	DENISE M. LANSER	PAYROLL	August 17, 2023 Payroll Posting			\$759.83
001	DD02988	08/17/23	DANIEL A. NESSELT	PAYROLL	August 17, 2023 Payroll Posting			\$2,227.58
001	DD02993	08/25/23	MICHAEL C. BERMAN	PAYROLL	August 25, 2023 Payroll Posting			\$184.70
001	DD02994	08/25/23	ROBERT R. VAN LIEW	PAYROLL	August 25, 2023 Payroll Posting			\$184.70
001	DD02995	08/25/23	JAMES G. CALLAGHAN	PAYROLL	August 25, 2023 Payroll Posting			\$184.70
001	DD02996	08/25/23	BONNIE K. HAZELETT	PAYROLL	August 25, 2023 Payroll Posting			\$184.70
001	DD02997	08/25/23	SHARON K. CALLIE	PAYROLL	August 25, 2023 Payroll Posting			\$184.70
001	DD02998	08/31/23	WILLIAM F. KIELY III	PAYROLL	August 31, 2023 Payroll Posting			\$470.98
001	DD02999	08/31/23	THOMAS O. MINE	PAYROLL	August 31, 2023 Payroll Posting			\$155.14
001	DD03000	08/31/23	MARTINA YATES	PAYROLL	August 31, 2023 Payroll Posting			\$336.15
001	DD03001	08/31/23	JOHN S. YATES	PAYROLL	August 31, 2023 Payroll Posting			\$310.30
001	DD03002	08/31/23	DENISE M. LANSER	PAYROLL	August 31, 2023 Payroll Posting			\$706.30
001	DD03003	08/31/23	DANIEL A. NESSELT	PAYROLL	August 31, 2023 Payroll Posting			\$2,227.58
							Fund Total	\$45,366.02

Total Checks Paid	\$45,366.02
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Fourth Order of Business



Work Order
 Work Order Number 00335547
 Created Date 9/5/2023

Account Lake Bernadette CDD
 Contact David Wenck
 Address 5410 Golf Links Blvd
 Zephyrhills, FL 33541

Work Details

Specialist Comments to Customer: Good morning lake Bernadette! This morning I checked in with Dan over email and in person before leaving. I treated sites 32,33,34, and 35 for algae. I treated sites 30,30a,wa4,47, and 17 for shoreline weeds. I also performed a follow up algaecide treatment to site 20 and will be back in 2 weeks to perform another! Thank you for your continued business!

Prepared By JAMES LAFAVE

Work Order Assets

Asset	Status	Product Work Type
Lake Bernadette Cdd-Lake-ALL	Inspected	

Service Parameters

Asset	Product Work Type	Specialist Comments to Customer
Lake Bernadette Cdd-Lake-ALL	TRASH / DEBRIS COLLECTION (IN HOUSE)	
Lake Bernadette Cdd-Lake-ALL	SHORELINE WEED CONTROL	
Lake Bernadette Cdd-Lake-ALL	LAKE WEED CONTROL	
Lake Bernadette Cdd-Lake-ALL	ALGAE CONTROL	
Lake Bernadette Cdd-Lake-ALL		

Eighth Order of Business

CDD Meeting Topics of Discussion

Lake Bernadette Community Center

September 26th ,2023

Upcoming Events:

1. Cdd meeting 26th 6pm
2. Got Lobstah 9/17 3-6pm
3. Food trucks 9/13 5-8pm
4. Access card revalidation starts Oct 2
5. Blood drive 9/17 1-4pm
6. Community Yard Sale 10/21 8-2pm

Upcoming Projects:

- 1 . Installation of new street light, Eiland entrance (waiting on check to begin
2. Cabana deck paver reset/ pressure wash/ seal , proposals October meeting)
3. Parking lot seal/ stripe estimates Nov meeting
4. Eiland monument refresh scheduled with Signarama signs on hold (may need to re-write original work proposal from Signarama due to permitting issues with County
5. Basketball courts are having some imperfections like cracks/ chips repaired by ACE courts in October
6. A/C proposals provided by Franks a/c for locker room area

Completed projects/ tasks

1. Park wood bench . new wood/ frame paint done in house
2. Monthly Calander of events on CDD website
3. New a/c filters installed 9/14 at clubhouse
4. Rainmaker pruned all palm trees cabana parking lot
5. Cleared tree limbs west side of clubhouse and perimeter of main pool (Rainmaker)
6. 5 new residents registered.
7. 6 new renters registered.
8. 14 access cards replaced
9. Access card reader repaired at playground (Complete IT)
10. Clubhouse gutters cleaned/ playground pressure washed (Eric's pressure cleaning)

8A

ILLUMINATIONS HOLIDAY LIGHTING

Proposal

8606 Herons Cove Pl
 Tampa, FL 33647
 Tim Gay (813) 334-4827

TO:
 Lake Bernadette CDD
 2654 Cypress Ridge Boulevard, Suite 101
 Wesley Chapel, FL 33544
 Attn: Dan Nesselt (813) 991-1116

JOB DESCRIPTION
Holiday Lighting Proposal for Lake Bernadette CDD

ITEMIZED ESTIMATE: TIME AND MATERIALS	AMOUNT
Entrance - Eiland Blvd	
Install clear, warm white C9s across all levels of entrance sign including monument cap	\$1,500.00
Install 2 x 36" wreaths with lights and bows on entrance and exit side of monument cap column	
Sago	
Install warm white, LED mini lights in shrubs in front of entrance sign	\$250.00
Shrubs	
Install warm white, LED mini lights covering shrubs directly in front of entrance sign	\$1,500.00
Crape Myrtles	
Install warm white, LED mini lights in 2 Crape Myrtles	\$1,000.00
Requires 50 percent deposit	
TOTAL ESTIMATED JOB COST	\$4,250.00

* Price includes rental of materials, labor, installation, service and removal of all materials.
 * Remaining balance of project due upon receipt of invoice after installation.

 Tim Gay
 PREPARED BY

 9/11/2023
 DATE

 AUTHORIZED SIGNATURE FOR LAKE BERNADETTE CDD

 DATE

8B

Lake Bernadette

**NEW TOPPER
NEW READER BOARD
NEW VANDAL COVER
NEW LED CONVERSION
NEW PAINT
\$3200.00.**

Lake Bernadette
SCOTT
OPEN TO PUBLIC

Lake Bernadette
SCOTT
OPEN TO PUBLIC

8C

Lake Bernadette CDD Stats

August 2023

August 9, 2023(Speed-2, 1-Seatbelt, 1-Exp DL, 1 Window Tint)

August 15, 2023(Speed-3, No Pass-1, Exp Tag-1)

August 23, 2023(Speed-4, 1 No MC Endorse, 1 Exp DL, 1 No Pass, 1 Exp Tag)

Totals:

Speed-9

No Reg.-0

Stop Sign-0

Window Tint-1

Exp Tag-2

No Ins.-0

Seatbelt-1

Exp DL-2

No MC Endorsement-1

No Passing-2

Grand Total: 18 Violations

Ninth Order of Business

9A



RESERVE EXPENSES

Lake Bernadette
Community Development District

Projected Inflation Rate 4.0%

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



RESERVE EXPENSES
Lake Bernadette
Community Development District

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

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

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