

# Berry Bay Community Development District

## Board of Supervisors

Nicholas Dister, Chairman  
Carlos de la Ossa, Vice Chairperson  
Chloe Firebaugh, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Ryan Motko, Assistant Secretary

Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer  
Gary Schwartz, Field Manager

## Regular Meeting Agenda

Thursday, June 01, 2023, at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held on **June 01, 2023, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. 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:

*All cellular phones and pagers must be turned off during the meeting.*

**Meeting ID: 870 6131 3619**

**Passcode: 315865**

**Zoom Link: <https://us06web.zoom.us/j/87061313619?pwd=eTc3Z3llUmtDUkdvZ0V1ZjhodE4rZz09>**

### REGULAR MEETING OF BOARD OF SUPERVISORS

#### 1. CALL TO ORDER/ROLL CALL

#### 2. PUBLIC COMMENT Each individual has the opportunity to comment and is limited to **three (3) minutes** for such comment.

#### 3. BUSINESS ITEMS

- A. Consideration of Resolution 2023-07; Approving FY 2024 Proposed Budget & Setting Public Hearing.....Tab 01
- B. Consideration of Resolution 2023-08; Redesignation of Officers.....Tab 02
- C. Ratification of Landscaping Contract .....Tab 03
- D. General Matters of the District

#### 4. CONSENT AGENDA

- A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting May 04, 2023, ..... Tab 04
- B. Consideration of Operation and Maintenance Expenditures April 2023, ..... Tab 05
- C. Review of Financial Statements Month Ending April 30, 2023, .....Tab 06

#### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager ..... Tab 07
  - i. Community Inspection Reports

#### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

#### 7. ADJOURNMENT

We look forward to speaking with you at the meeting. In the meantime, if you have any questions, please do not hesitate to call us at (813) 873-7300.

Sincerely,

*Angie Grunwald*

District Manager

#### District Office

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873 – 7300

#### Meeting Location:

Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607  
(813) 873-7300

## RESOLUTION 2023-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2023/2024; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Berry Bay Community Development District (“**District**”) prior to June 15, 2023 a proposed operation and maintenance budget for the fiscal year beginning October 1, 2023 and ending September 30, 2024 (“**Proposed Budget**”); and

**WHEREAS**, the Board has considered the Proposed Budget and desires to approve the Proposed Budget and set the required public hearing thereon.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT:**

1. **PROPOSED BUDGET APPROVED.** The Proposed Budget, including any modifications made by the Board, attached hereto as **Exhibit A** is hereby approved as the basis for conducting a public hearing to adopt said Proposed Budget.

2. **SETTING A PUBLIC HEARING.** The public hearing on said Proposed Budget is hereby declared and set for the following date, hour, and location:

DATE: August 3, 2023  
HOUR: 2:00 pm  
LOCATION: Inframark  
2005 Pan Am Circle, Suite 300  
Tampa, Florida 33607

3. **TRANSMITTAL OF PROPOSED BUDGET TO LOCAL GENERAL PURPOSE GOVERNMENT.** The District Manager is hereby directed to submit a copy of the Proposed Budget to Hillsborough County at least 60 days prior to the hearing set above.

4. **POSTING OF PROPOSED BUDGET.** In accordance with Section 189.016, Florida Statutes, the District’s Secretary is further directed to post the Proposed Budget on the District’s website at least 2 days before the budget hearing date and shall remain on the website for at least 45 days.

5. **PUBLICATION OF NOTICE.** Notice of this public hearing shall be published in the manner prescribed by Florida law.

6. **EFFECTIVE DATE.** This Resolution shall take effect immediately upon adoption.

**PASSED AND ADOPTED ON JUNE 1, 2023.**

Attest:

**Berry Bay Community  
Development District**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary / Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/Vice Chair of the Board of Supervisors

**Exhibit A: Proposed Budget for Fiscal Year 2023/2024**

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23
<b>REVENUES</b>					
<b>SPECIAL ASSESSMENTS - SERVICE CHARGES</b>					
Operations & Maintenance Assmts - On Roll	786,949.00	457,580.00	0.00	457,580.00	(329,369.00)
Special Assmnts- CDD Collected	0.00	27,648.00	134,746.31	162,394.31	
<b>TOTAL SPECIAL ASSESSMENTS - SERVICE CHARGES</b>	<b>\$786,949.00</b>	<b>\$485,228.00</b>	<b>\$134,746.31</b>	<b>\$619,974.31</b>	<b>(\$329,369.00)</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>					
Developer Contributions	0.00	2,232.00	0.00	2,232.00	2,232.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$2,232.00</b>	<b>\$0.00</b>	<b>\$2,232.00</b>	<b>\$2,232.00</b>
<b>TOTAL REVENUES</b>	<b>\$786,949.00</b>	<b>\$487,460.00</b>	<b>\$134,746.31</b>	<b>\$622,206.31</b>	<b>(\$327,137.00)</b>
<b>EXPENDITURES</b>					
<b>LEGISLATIVE</b>					
Supervisor Fees	12,000.00	2,600.00	9,400.00	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$2,600.00</b>	<b>\$9,400.00</b>	<b>\$12,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>					
District Management	36,000.00	23,000.00	20,000.00	43,000.00	7,000.00
District Engineer	7,500.00	3,388.00	0.00	3,388.00	(4,112.00)
Disclosure Report	4,200.00	2,100.00	0.00	2,100.00	(2,100.00)
Trustees Fees	4,100.00	0.00	4,100.00	4,100.00	0.00
Accounting Services	4,500.00	3,250.00	1,250.00	4,500.00	0.00
Auditing Services	4,900.00	0.00	4,800.00	4,800.00	(100.00)
Postage, Phone, Faxes, Copies	250.00	172.00	0.00	172.00	(78.00)
Public Officials Insurance	2,329.00	2,504.00	0.00	2,504.00	175.00
Legal Advertising	2,500.00	1,209.00	1,291.00	2,500.00	0.00
Bank Fees	250.00	15.00	0.00	15.00	(235.00)
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00
Miscellaneous Expenses	200.00	0.00	100.00	100.00	(100.00)
Office Supplies	200.00	0.00	100.00	100.00	(100.00)
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00
ADA Website Compliance	2,000.00	0.00	2,000.00	2,000.00	0.00
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$70,604.00</b>	<b>\$36,563.00</b>	<b>\$34,391.00</b>	<b>\$70,954.00</b>	<b>\$350.00</b>
<b>LEGAL COUNSEL</b>					
District Counsel	10,000.00	6,892.00	3,108.00	10,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$10,000.00</b>	<b>\$6,892.00</b>	<b>\$3,108.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>

## FISCAL YEAR 2023 BUDGET ANALYSIS

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

<b>ELECTRIC UTILITY SERVICES</b>					
Electric Utility Services	65,000.00	1,338.00	162.00	1,500.00	(63,500.00)
Street Lights	150,000.00	56,060.00	93,940.00	150,000.00	0.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$215,000.00</b>	<b>\$57,398.00</b>	<b>\$94,102.00</b>	<b>\$151,500.00</b>	<b>(\$63,500.00)</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>					
Property & Casualty Insurance	30,000.00	3,059.00	1,941.00	5,000.00	(25,000.00)
Landscape Maintenance	94,345.00	72,202.00	22,143.00	94,345.00	0.00
Janitorial Services	10,000.00	0.00	2,500.00	2,500.00	(7,500.00)
Waterway Management Program	25,000.00	12,130.00	12,870.00	25,000.00	0.00
Landscape Maintenance - Contract	295,000.00	0.00	0.00	0.00	(295,000.00)
Pool Maintenance - Contract	25,000.00	0.00	0.00	0.00	(25,000.00)
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$479,345.00</b>	<b>\$87,391.00</b>	<b>\$39,454.00</b>	<b>\$126,845.00</b>	<b>(\$352,500.00)</b>
<b>TOTAL EXPENDITURES</b>	<b>\$786,949.00</b>	<b>\$190,844.00</b>	<b>\$180,455.00</b>	<b>\$371,299.00</b>	<b>(\$415,650.00)</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$296,616.00</b>	<b>(\$45,708.69)</b>	<b>\$250,907.31</b>	<b>\$88,513.00</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

	Fiscal Year 2023 Final Operating Budget	Current Period Actuals 10/1/22 - 2/28/23	Projected Revenues & Expenditures 3/1/23 to 9/30/23	Total Actuals and Projections Through 9/30/23	Over/(Under) Budget Through 9/30/23	Fiscal Year 2024 Final Operating Budget	Increase / (Decrease) from FY 2023 to FY 2024
<b>REVENUES</b>							
<b>SPECIAL ASSESSMENTS</b>							
Operations & Maintenance Assmts - On Roll	786,949.00	457,580.00	0.00	457,580.00	(329,369.00)	742,969.19	(43,979.81)
Special Assmnts- CDD Collected	0.00	27,648.00	134,746.31	162,394.31	162,394.31	307,350.61	307,350.61
<b>TOTAL SPECIAL ASSESSMENTS</b>	<b>\$786,949.00</b>	<b>\$485,228.00</b>	<b>\$134,746.31</b>	<b>\$619,974.31</b>	<b>(\$166,974.69)</b>	<b>\$1,050,319.80</b>	<b>\$263,370.80</b>
<b>CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>							
Developer Contributions	0.00	2,232.00	0.00	2,232.00	2,232.00	0.00	0.00
<b>TOTAL CONTRIBUTIONS &amp; DONATIONS FROM PRIVATE SOURCES</b>	<b>\$0.00</b>	<b>\$2,232.00</b>	<b>\$0.00</b>	<b>\$2,232.00</b>	<b>\$2,232.00</b>	<b>\$0.00</b>	<b>\$0.00</b>
<b>TOTAL REVENUES</b>	<b>\$786,949.00</b>	<b>\$487,460.00</b>	<b>\$134,746.31</b>	<b>\$622,206.31</b>	<b>(\$164,742.69)</b>	<b>\$1,050,319.80</b>	<b>\$263,370.80</b>
<b>EXPENDITURES</b>							
<b>LEGISLATIVE</b>							
Supervisor Fees	12,000.00	2,600.00	9,400.00	12,000.00	0.00	12,000.00	0.00
<b>TOTAL LEGISLATIVE</b>	<b>\$12,000.00</b>	<b>\$2,600.00</b>	<b>\$9,400.00</b>	<b>\$12,000.00</b>	<b>\$0.00</b>	<b>\$12,000.00</b>	<b>\$0.00</b>
<b>FINANCIAL &amp; ADMINISTRATIVE</b>							
District Management	36,000.00	23,000.00	20,000.00	43,000.00	7,000.00	36,000.00	0.00
District Engineer	7,500.00	3,388.00	0.00	3,388.00	(4,112.00)	4,500.00	(3,000.00)
Disclosure Report	4,200.00	2,100.00	0.00	2,100.00	(2,100.00)	4,200.00	0.00
Trustees Fees	4,100.00	0.00	4,100.00	4,100.00	0.00	4,100.00	0.00
Accounting Services	4,500.00	3,250.00	1,250.00	4,500.00	0.00	12,000.00	7,500.00
Auditing Services	4,900.00	0.00	4,800.00	4,800.00	(100.00)	4,900.00	0.00
Postage, Phone, Faxes, Copies	250.00	172.00	0.00	172.00	(78.00)	250.00	0.00
Mailings	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Legal Advertising	2,500.00	1,209.00	1,291.00	2,500.00	0.00	2,500.00	0.00
Bank Fees	250.00	15.00	0.00	15.00	(235.00)	250.00	0.00
Dues, Licenses & Fees	175.00	175.00	0.00	175.00	0.00	175.00	0.00
Miscellaneous Expenses	200.00	0.00	100.00	100.00	(100.00)	0.00	(200.00)
Onsite Office Supplies	200.00	0.00	100.00	100.00	(100.00)	200.00	0.00
Website Administration	1,500.00	750.00	750.00	1,500.00	0.00	1,500.00	0.00
ADA Website Compliance	2,000.00	0.00	2,000.00	2,000.00	0.00	1,500.00	(500.00)
<b>TOTAL FINANCIAL &amp; ADMINISTRATIVE</b>	<b>\$68,275.00</b>	<b>\$34,059.00</b>	<b>\$34,391.00</b>	<b>\$68,450.00</b>	<b>\$175.00</b>	<b>\$74,575.00</b>	<b>\$6,300.00</b>
<b>LEGAL COUNSEL</b>							
District Counsel	10,000.00	6,892.00	3,108.00	10,000.00	0.00	10,000.00	0.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$10,000.00</b>	<b>\$6,892.00</b>	<b>\$3,108.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>	<b>\$10,000.00</b>	<b>\$0.00</b>
<b>INSURANCE</b>							
General Liability	0.00	0.00	0.00	0.00	0.00	3,670.80	3,670.80
Public Officials Insurance	2,329.00	2,504.00	0.00	2,504.00	175.00	3,004.80	675.80
Property & Casualty Insurance	30,000.00	3,059.00	1,941.00	5,000.00	(25,000.00)	29,491.20	(508.80)
Deductible	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
<b>TOTAL LEGAL COUNSEL</b>	<b>\$32,329.00</b>	<b>\$5,563.00</b>	<b>\$1,941.00</b>	<b>\$7,504.00</b>	<b>(\$24,825.00)</b>	<b>\$38,666.80</b>	<b>\$6,337.80</b>
<b>ELECTRIC UTILITY SERVICES</b>							
Electric Utility Services	65,000.00	1,338.00	162.00	1,500.00	(63,500.00)	85,000.00	20,000.00
Street Lights	150,000.00	56,060.00	93,940.00	150,000.00	0.00	190,000.00	40,000.00
<b>TOTAL ELECTRIC UTILITY SERVICES</b>	<b>\$215,000.00</b>	<b>\$57,398.00</b>	<b>\$94,102.00</b>	<b>\$151,500.00</b>	<b>(\$63,500.00)</b>	<b>\$275,000.00</b>	<b>\$60,000.00</b>
<b>OTHER PHYSICAL ENVIRONMENT</b>							
Field Management	0.00	0.00	0.00	0.00	0.00	12,000.00	12,000.00
Onsite Staff	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
Landscape Maintenance - Contract	295,000.00	0.00	0.00	0.00	(295,000.00)	356,026.00	61,026.00

FISCAL YEAR 2024

PROPOSED ANNUAL OPERATING BUDGET

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

Landscaping R&M	94,345.00	72,202.00	22,143.00	94,345.00	0.00	7,000.00	(87,345.00)
Landscaping Mulch	0.00	0.00	0.00	0.00	0.00	35,000.00	35,000.00
Landscaping Annuals	0.00	0.00	0.00	0.00	0.00	18,000.00	18,000.00
Landscaping - Plant Replacement Program	0.00	0.00	0.00	0.00	0.00	20,000.00	20,000.00
Janitorial - Contract	10,000.00	0.00	2,500.00	2,500.00	(7,500.00)	14,952.00	4,952.00
Janitorial Supplies/Other	0.00	0.00	0.00	0.00	0.00	1,500.00	1,500.00
Garbage Collection	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Amenity Pest Control	0.00	0.00	0.00	0.00	0.00	1,800.00	1,800.00
Aquatics Contract	0.00	0.00	0.00	0.00	0.00	26,000.00	26,000.00
Aquatics Plant Replacement	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Waterway Management Program	25,000.00	12,130.00	12,870.00	25,000.00	0.00	2,500.00	(22,500.00)
Irrigation Maintenance	0.00	0.00	0.00	0.00	0.00	15,000.00	15,000.00
Amenity R&M	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Amenity Camera R&M	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Amenity Furniture	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Special Events	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Access Control R&M	0.00	0.00	0.00	0.00	0.00	5,000.00	5,000.00
Access Control FOB Distribution	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Debris Cleanup	0.00	0.00	0.00	0.00	0.00	9,000.00	9,000.00
Dog Waste Station Service and Supplies	0.00	0.00	0.00	0.00	0.00	2,400.00	2,400.00
Entrance Monuments, Gates, Wall repairs	0.00	0.00	0.00	0.00	0.00	2,500.00	2,500.00
Sidewalk, Pavement, Signage Repairs	0.00	0.00	0.00	0.00	0.00	2,000.00	2,000.00
Pool Maintenance - Contract	25,000.00	0.00	0.00	0.00	(25,000.00)	19,200.00	(5,800.00)
Pool Treatments & Other	0.00	0.00	0.00	0.00	0.00	3,000.00	3,000.00
Security	0.00	0.00	0.00	0.00	0.00	6,000.00	6,000.00
Wildlife Control	0.00	0.00	0.00	0.00	0.00	11,200.00	11,200.00
MISC	0.00	0.00	0.00	0.00	0.00	10,000.00	10,000.00
Holiday Decorations	0.00	0.00	0.00	0.00	0.00	0.00	0.00
<b>TOTAL OTHER PHYSICAL ENVIRONMENT</b>	<b>\$449,345.00</b>	<b>\$84,332.00</b>	<b>\$37,513.00</b>	<b>\$121,845.00</b>	<b>(\$327,500.00)</b>	<b>\$640,078.00</b>	<b>\$288,862.00</b>
<b>TOTAL EXPENDITURES</b>	<b>\$786,949.00</b>	<b>\$190,844.00</b>	<b>\$180,455.00</b>	<b>\$371,299.00</b>	<b>(\$415,650.00)</b>	<b>\$1,050,319.80</b>	<b>\$361,499.80</b>
<b>EXCESS OF REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$0.00</b>	<b>\$296,616.00</b>	<b>(\$45,708.69)</b>	<b>\$250,907.31</b>	<b>\$250,907.31</b>	<b>\$0.00</b>	<b>(\$98,129.00)</b>

\*\*\* EXCLUDES 2% HILLSBOROUGH COUNTY COLLECTION COST

\*\*\* EXCLUDES 4% EARLY PAYMENT DISCOUNT

FISCAL YEAR 2024  
PROPOSED ANNUAL OPERATING BUDGET

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Financial & Administrative**

##### **District Manager**

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors, and attends all meetings of the Board of Supervisors.

##### **District Engineer**

Consists of attendance at scheduled meetings of the Board of Supervisors, offering advice and consultation on all matters related to the works of the District, such as bids for yearly contracts, operating policy, compliance with regulatory permits, etc.

##### **Disclosure Reporting**

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

##### **Trustees Fees**

This item relates to the fee assessed for the annual administration of bonds outstanding, as required within the bond indentures.

##### **Auditing Services**

The District is required to annually undertake an independent examination of its books, records and accounting procedures. This audit is conducted pursuant to State Law and the Rules of the Auditor General.

##### **Postage, Phone, Fax, Copies**

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

##### **Public Officials Insurance**

The District carries Public Officials Liability in the amount of \$1,000,000.

##### **Legal Advertising**

This is required to conduct the official business of the District in accordance with the Sunshine Law and other advertisement requirements as indicated by the Florida Statutes.

##### **Bank Fees**

The District operates a checking account for expenditures and receipts.

##### **Dues, Licenses & Fees**

The District is required to file with the County and State each year.

##### **Miscellaneous Fees**

To provide for unbudgeted administrative expenses.

##### **Office Supplies**

Cost of daily supplies required by the District to facilitate operations.

##### **Website Administration**

This is for maintenance and administration of the Districts official website.

### FISCAL YEAR 2024 PROPOSED OPERATING BUDGET



# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

### GENERAL FUND 001

#### **Legal Counsel**

##### **District Counsel**

Requirements for legal services are estimated at an annual expenditures on an as needed and also cover such items as attendance at scheduled meetings of the Board of Supervisor's, Contract preparation and review, etc.

#### **Electric Utility Services**

##### **Electric Utility Services**

This item is for street lights, pool, recreation facility and other common element electricity needs.

#### **Other Physical Environment**

##### **Waterway Management System**

This item is for maintaining the multiple waterways that compose the District's waterway management system and aids in controlling nuisance vegetation that may otherwise restrict the flow of water.

##### **Property & Casualty Insurance**

The District carries \$1,000,000 in general liability and also has sovereign immunity.

##### **Entry & Walls Maintenance**

This item is for maintaining the main entry feature and other common area walls.

##### **Landscape Maintenance**

The District contracts with a professional landscape firm to provide service through a public bid process. This fee does not include replacement material or irrigation repairs.

##### **Miscellaneous Landscape**

This item is for any unforeseen circumstances that may effect the appearance of the landscape program.

##### **Plant Replacement Program**

This item is for landscape items that may need to be replaced during the year.

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2021

REVENUES		
CDD Debt Service Assessments	\$	991,775
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>991,775</b>
EXPENDITURES		
Series 2021 May Bond Interest Payment	\$	313,316
Series 2021 May Bond Principal Payment	\$	370,000
Series 2021 November Bond Interest Payment	\$	308,459
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>991,775</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2023	\$	17,050,000
Principal Payment Applied Toward Series 2021 Bonds	\$	370,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>16,680,000</b>

FISCAL YEAR 2024  
PROPOSED OPERATING BUDGET

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

### DEBT SERVICE FUND

#### SERIES 2023

REVENUES		
CDD Debt Service Assessments	\$	443,575
<b>TOTAL REVENUES</b>	<b>\$</b>	<b>443,575</b>
EXPENDITURES		
Series 2023 May Bond Interest Payment	\$	177,828
Series 2023 May Bond Principal Payment	\$	90,000
Series 2023 November Bond Interest Payment	\$	175,747
<b>TOTAL EXPENDITURES</b>	<b>\$</b>	<b>443,575</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$</b>	<b>-</b>
ANALYSIS OF BONDS OUTSTANDING		
Bonds Outstanding - Period Ending 11/1/2023	\$	6,430,000
Principal Payment Applied Toward Series 2021 Bonds	\$	90,000
<b>Bonds Outstanding - Period Ending 11/1/2024</b>	<b>\$</b>	<b>6,340,000</b>

FISCAL YEAR 2024  
PROPOSED OPERATING BUDGET

# BERRY BAY

## COMMUNITY DEVELOPMENT DISTRICT

### SCHEDULE OF ANNUAL ASSESSMENTS <sup>(1)</sup>

Lot Size	EAU Value	Unit Count	Debt Service Per Unit	O&M Per Unit	FY 2023 Total Assessment	Debt Service Per Unit	O&M Per Unit	FY 2024 Total Assessment	Total Increase / (Decrease) in Annual Assmt
<b>ASSESSMENT AREA ONE - SERIES 2021</b>									
Single Family 40'	1.00	144	\$1,276.18	\$720.00	\$1,996.18	\$1,276.18	\$952.57	\$2,228.75	\$232.57
Single Family 50'	1.25	371	\$1,595.23	\$900.00	\$2,495.23	\$1,595.23	\$1,190.71	\$2,785.94	\$290.71
Single Family 60'	1.50	148	\$1,914.27	\$1,080.00	\$2,994.27	\$1,914.27	\$1,428.85	\$3,343.12	\$348.85
<b>ASSESSMENT AREA TWO - SERIES 2023</b>									
Single Family 40'	1.00	190	\$1,382.51	\$720.00	\$2,102.51	\$1,382.51	\$952.57	\$2,335.08	\$232.57
Single Family 50'	1.25	83	\$1,728.14	\$900.00	\$2,628.14	\$1,728.14	\$1,190.71	\$2,918.85	\$290.71
Single Family 60'	1.50	33	\$2,073.77	\$1,080.00	\$3,153.77	\$2,073.77	\$1,428.85	\$3,502.62	\$348.85
<b>TOTAL</b>		<b>969</b>							

**Notations:**

<sup>(1)</sup> Annual assessments include Hillsborough County collection costs and statutory discounts for early payment.

**RESOLUTION 2023-08**

**A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF BERRY BAY COMMUNITY  
DEVELOPMENT DISTRICT AND PROVIDING FOR AN  
EFFECTIVE DATE.**

**WHEREAS**, BERRY BAY Community Development District (the “District”), is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough; and

**WHEREAS**, pursuant to Section 190.006(2), Florida Statutes, a landowners meeting was held for the purpose of electing supervisors of the District; and

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) now desires to designate the Officers of the District per F.S. 190.006(6).

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
SUPERVISORS OF BERRY BAY COMMUNITY DEVELOPMENT  
DISTRICT:**

1. The following persons are elected to the offices shown to wit:

<u>Nicholas Dister</u>	Chairman
<u>Carlos de la Ossa</u>	Vice-Chairman
<u>Angie Grunwald</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Chloe Firebaugh</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
_____	Assistant Secretary

2. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF JUNE 2023.**

**ATTEST:**

**BERRY BAY COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Secretary/ Assistant Secretary

\_\_\_\_\_  
Print Name: \_\_\_\_\_  
Chair/ Vice Chair of the Board of Supervisors

## Amendment

---

PROPOSAL SUBMITTED TO:

DATE: 5/30/2023

**Berry Bay CDD  
Eagle Rock Dr  
Wimauma, FL**

**Landscape Management Amendment will include:**

**- Additional Areas Included on the map below in orange (not marked with X).**

<b>Current Annual Contract:</b>	<b>\$ 134,302.00</b>
<b>Additional Areas:</b>	<b>\$ 171,060.00</b>
<b>Total Contract Cost:</b>	<b>\$ 305,362.00</b>

You are hereby authorized to furnish all materials and labor required to complete the services mentioned in the above agreement, for which I/we agree to pay the amount mentioned in said agreement and according to the terms thereof.

Start services as of: 6/1/2023 (We have already begun servicing)

### CUSTOMER

ACCEPTED By:

\_\_\_\_\_  
Signature of authorized representative      Title

\_\_\_\_\_  
Date \_\_\_\_\_  
Print or type name

### SUNRISE LANDSCAPE

Jay Grimaldi      Date 5/30/23  
Jay Grimaldi  
General Manager



## Amendment

---

PROPOSAL SUBMITTED TO:

DATE: 5/30/2023

**Berry Bay CDD  
Eagle Rock Dr  
Wimauma, FL**

**Landscape Management Amendment will include:**

**- Reduction of Irrigation Repairs line from Phase 1 contract**

<b>Current Annual Contract:</b>	<b>\$ 152,206.00</b>
<b>Subtracted Areas:</b>	<b>\$ 17,904.00</b>
<b>Total Contract Cost:</b>	<b>\$ 134,302.00</b>

You are hereby authorized to furnish all materials and labor required to complete the services mentioned in the above agreement, for which I/we agree to pay the amount mentioned in said agreement and according to the terms thereof.

Start services as of: 6/1/2023

### CUSTOMER

ACCEPTED By:

\_\_\_\_\_  
Signature of authorized representative      Title

\_\_\_\_\_  
Date \_\_\_\_\_  
Print or type name

### SUNRISE LANDSCAPE

Jay Grimaldi      Date 5/30/23  
Jay Grimaldi  
General Manager



**BERRY BAY  
COMMUNITY DEVELOPMENT DISTRICT**

**May 04, 2023, Minutes of the Regular Meeting**

**MINUTES OF THE REGULAR MEETING**

The Regular Meeting of the Board of Supervisors for the Berry Bay Community Development District was held on **Thursday, May 04, 2023, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

**1. CALL TO ORDER**

Bryan Radcliff called the Regular Meeting of the Board of Supervisors of the Berry Bay Community Development District to order on **Thursday, May 04, 2023, at 2:58 p.m.**

**Board Members Present and Constituting a Quorum:**

Nicholas Dister	Chairman	
Carlos de la Ossa	Vice-Chair	
Kelly Evans	Supervisor	
Chloe Firebaugh	Supervisor	<i>(via conference call)</i>
Ryan Motko	Supervisor	

**Staff Members Present:**

Bryan Radcliff	District Manager, Inframark
John Vericker	District Counsel, Straley Robin Vericker
Kathryn Hopkinson	District Counsel, Straley Robin Vericker

There were no members of the general public in attendance.

**2. PUBLIC COMMENT ON AGENDA ITEMS**

There were no residents present.

**3. BUSINESS ITEMS**

**A. Annual Notice of Qualified Elector**

Mr. Radcliff informed the Board that the District has 162 qualified electors as of April 15, 2023.

**B. Discussion on Review of Fiscal Year 2024 Proposed Budget**

Mr. Radcliff informed the Board that work is continuing with the FY 23/24 Budget and that a meeting is scheduled for May 12<sup>th</sup> of 2023 to put final adjustments in place in advance of our Proposed Budget meeting in June.

**C. General Matters of the District**

There were no general matters at this time.

**4. CONSENT AGENDA ITEMS**

**A. Consideration of Board of Supervisor's Meeting Minutes of the Regular Meeting April 06, 2023**

**B. Consideration of Operation and Maintenance Expenditure March 2023,**

**C. Review of Financial Statements Month Ending March 31, 2023**

The Board Approved Consent Agenda Items A through C (Meeting Minutes from the meeting held on 04/06/2023, O & M Expenditures for March 2023 and the Financial Statements for the month ending 03/31/2023).

MOTION TO:	Approve Consent Agenda Items from A through C.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

**5. STAFF REPORTS**

**A. District Counsel**

**B. District Engineer**

**C. District Manager**

**i. Community Inspection Report**

There were no vendor or staff reports currently.

The Community Inspection Report was provided to the Board for review.

**6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**

There were no supervisor requests or comments currently.

**7. ADJOURNMENT**

MOTION TO:	Adjourn the meeting at 3:01 P.M.
MADE BY:	Supervisor de la Ossa
SECONDED BY:	Supervisor Dister
DISCUSSION:	None further
RESULT:	Called to Vote: Motion PASSED 5/0 - Motion Passed Unanimously

*\*Please note the entire meeting is available on disc.*

*\*These minutes were done in summary format.*

*\*Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.*

**Meeting minutes were approved at a meeting by vote of the Board of Supervisors at a publicly noticed meeting held on \_\_\_\_\_.**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Secretary**  
☐ **Assistant Secretary**

\_\_\_\_\_  
**Signature**

\_\_\_\_\_  
**Printed Name**

**Title:**

- ☐ **Chairman**  
☐ **Vice Chairman**

*Recorded by Records Administrator*

\_\_\_\_\_  
*Signature*

\_\_\_\_\_  
*Date*

Official District Seal

**BERRY BAY CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
SUNRISE LANDSCAPE	10467	\$12,683.83		LANDSCAPE MAINT. APRIL 2023
<b>Monthly Contract Subtotal</b>		<b>\$12,683.83</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 040623	\$200.00		SUPERVISOR FEE 04/06/23
KELLY ANN EVANS	KE 040623	\$200.00		SUPERVISOR FEE 04/06/23
NICHOLAS J. DISTER	ND 040623	\$200.00		SUPERVISOR FEE 04/06/23
RYAN MOTKO	RM 040623	\$200.00		SUPERVISOR FEE 04/06/23
U.S. BANK	6837664	\$4,040.63		ADMIN FEES 02/01/23-01/31/24
<b>Variable Contract Subtotal</b>		<b>\$4,840.63</b>		
<b>Utilities</b>				
TECO	211026770647 041323	\$1,938.63		ELECTRICITY SERVICES 03/09/23-04/06/23
TECO	221008882187 041323	\$27.54		ELECTRICITY SERVICES 03/09/23-04/06/23
TECO	221008893150 041423	\$1,220.06	\$3,186.23	ELECTRICITY SERVICES 03/09/23-04/06/23
<b>Utilities Subtotal</b>		<b>\$3,186.23</b>		
<b>Regular Services</b>				
STRALEY ROBIN VERICKER	22963	\$3,490.26		GENERAL CONSULTING - PROFESSIONAL SERVICES THRU - 03/15/23
SWINE SOLUTIONS	410	\$1,550.00		TRAPPING SERVICE
<b>Regular Services Subtotal</b>		<b>\$5,040.26</b>		
<b>Additional Services</b>				
<b>Additional Services Subtotal</b>		<b>\$0.00</b>		
<b>TOTAL</b>		<b>\$25,750.95</b>		

Approved (with any necessary revisions noted):

<b>BERRY BAY CDD</b> <b>Summary of Operations and Maintenance Invoices</b>
---

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

**Title (Check one):**

☐ Chariman   ☐ Vice Chariman   ☐ Assistant Secretary



5521 Baptist Church Road  
Tampa, FL 33610

Bill To
Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Invoice 10467

PO#	Date
	04/07/2023
Sales Rep	Terms
Tom Bryant	Net 30

Property Address
Berry Bay CDD 4982 Eagle Rock Dr Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
#5576 - Landscape Maintenance Agreement April 2023				\$12,683.83






<b>Total</b>	<b>\$12,683.83</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$12,683.83</b>

**Berry Bay CDD**

MEETING DATE: April 06, 2023

DMS: \_\_\_\_\_



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Chloe Firebaugh		Salary Waived	\$0.00

Cd10 040623

**Berry Bay CDD**

MEETING DATE: April 06, 2023

DMS: \_\_\_\_\_

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister	✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Chloe Firebaugh	✓	Salary Waived	\$0.00

KE. 040623



**Berry Bay CDD**

MEETING DATE: April 06, 2023

DMS: \_\_\_\_\_




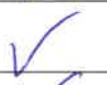



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Ryan Motko	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Nick Dister	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Kelly Evans	<input checked="" type="checkbox"/>	Salary Accepted	\$200.00
Chloe Firebaugh	<input checked="" type="checkbox"/>	Salary Waived	\$0.00

ND 040623

**Berry Bay CDD**MEETING DATE: April 06, 2023

DMS: \_\_\_\_\_



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa		Salary Accepted	\$200.00
Ryan Motko		Salary Accepted	\$200.00
Nick Dister		Salary Accepted	\$200.00
Kelly Evans		Salary Accepted	\$200.00
Chloe Firebaugh		Salary Waived	\$0.00

Rm 040623



MK-WI-S300 GCFS  
1555 N. Rivercenter Drive, Suite 300  
Milwaukee, WI 53212

6837664



000001481 02 SP 106481678110523 P

BERRY BAY COMMUNITY DEVELOPMENT DIST  
ATTN BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6837664  
Account Number: 245096000  
Invoice Date: 02/24/2023  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

BERRY BAY COMMUNITY DEVELOPMENT DIST  
ATTN BRIAN LAMB  
2005 PAN AM CIRCLE STE 300  
TAMPA FL 33607

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2021 (ASSESSMENT AREA ONE)**

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

**STATEMENT SUMMARY**

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

**TOTAL AMOUNT DUE** **\$4,040.63**

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2021 (ASSESSMENT AREA ONE)**

Invoice Number: 6837664  
Account Number: 245096000  
Current Due: \$4,040.63  
  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 245096000  
Invoice # 6837664  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 6837664  
Invoice Date: 02/24/2023  
Account Number: 245096000  
Direct Inquiries To: LEANNE DUFFY  
Phone: 407-835-3807

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BONDS, SERIES  
2021 (ASSESSMENT AREA ONE)**

Accounts Included 245096000 245096001 245096002 245096003 245096004 245096005  
In This Relationship: 245096006 245096007

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,750.00	100.00%	\$3,750.00
<b>Subtotal Administration Fees - In Advance 02/01/2023 - 01/31/2024</b>				<b>\$3,750.00</b>
Incidental Expenses 02/01/2023 to 01/31/2024	3,750.00	0.0775		\$290.63
<b>Subtotal Incidental Expenses</b>				<b>\$290.63</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,040.63</b>





## ACCOUNT INVOICE

tampaelectric.com

f t p g i n

# Received

Statement Date: 04/13/2023  
Account: 211026770647

APR 17 2023

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
US HWY 301 S  
WIMAUMA, FL 33598

Current month's charges:	\$1,938.63
Total amount due:	\$1,938.63
Payment Due By:	05/04/2023

### Your Account Summary

Previous Amount Due	\$2,078.38
Payment(s) Received Since Last Statement	-\$2,078.38
Payment Adjustment	\$704.47
Miscellaneous Credits	-\$704.47
<b>Current Month's Charges</b>	<b>\$1,938.63</b>
<b>Total Amount Due</b>	<b>\$1,938.63</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](http://TECOaccount.com) today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



WAIT two business days



Start DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 211026770647

Current month's charges:	\$1,938.63
Total amount due:	\$1,938.63
Payment Due By:	05/04/2023
<b>Amount Enclosed</b>	<b>\$</b>

673606017984

00002402 02 AV 0.47 33607 FTECO104132323110710 00000 03 01000000 010 02 11514 005



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6736060179842110267706470000001938630

**Account:** 211026770647  
**Statement Date:** 04/13/2023  
**Current month's charges due** 05/04/2023

## Details of Charges – Service from 03/09/2023 to 04/06/2023

Service for: US HWY 301 S, WIMAUMA, FL 33598

### Rate Schedule: Lighting Service

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	798 kWh @ \$0.03511/kWh	\$28.02
Fixture & Maintenance Charge	42 Fixtures	\$685.44
Lighting Pole / Wire	42 Poles	\$1167.18
Lighting Fuel Charge	798 kWh @ \$0.05169/kWh	\$41.25
Storm Protection Charge	798 kWh @ \$0.01466/kWh	\$11.70
Clean Energy Transition Mechanism	798 kWh @ \$0.00036/kWh	\$0.29
Storm Surcharge	798 kWh @ \$0.00326/kWh	\$2.60
Florida Gross Receipt Tax		\$2.15

#### Lighting Charges

**\$1,938.63**

#### Total Current Month's Charges

**\$1,938.63**

#### Miscellaneous Credits

Sales Tax Credit

**-\$704.47**

#### Total Current Month's Credits

**-\$704.47**

00002402-0007923-Page 3 of 12





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/13/2023  
Account: 221008882187

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
4812 BERRY GROVE BLVD  
WIMAUMA, FL 33598

Current month's charges:	\$30.06
Total amount due:	\$27.54
Payment Due By:	05/04/2023

### Your Account Summary

Previous Amount Due	\$544.39
Payment(s) Received Since Last Statement	-\$544.39
Miscellaneous Credits	-\$2.52
Credit balance after payments and credits	-\$2.52
<b>Current Month's Charges</b>	<b>\$30.06</b>
<b>Total Amount Due</b>	<b>\$27.54</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](http://TECOaccount.com) today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



WAIT two  
business days



Start  
DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008882187

Current month's charges:	\$30.06
Total amount due:	\$27.54
Payment Due By:	05/04/2023

Amount Enclosed \$

605087722909



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6050877229092210088821870000000027549



**Account:** 221008882187  
**Statement Date:** 04/13/2023  
**Current month's charges due** 05/04/2023

## Details of Charges – Service from 03/09/2023 to 04/06/2023

Service for: 4812 BERRY GROVE BLVD, WIMAUMA, FL 33598

**Rate Schedule: General Service - Non Demand**

Meter Location: ENTRY MONUMENT

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000251621	04/06/2023	104		54		50 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	50 kWh @ \$0.07990/kWh	\$4.00
Fuel Charge	50 kWh @ \$0.05239/kWh	\$2.62
Storm Protection Charge	50 kWh @ \$0.00400/kWh	\$0.20
Clean Energy Transition Mechanism	50 kWh @ \$0.00427/kWh	\$0.21
Storm Surcharge	50 kWh @ \$0.01061/kWh	\$0.53
Florida Gross Receipt Tax		\$0.75

**Electric Service Cost** **\$30.06**

**Total Current Month's Charges** **\$30.06**

## Miscellaneous Credits

Sales Tax Credit -\$2.52

**Total Current Month's Credits** **-\$2.52**

## Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)





## ACCOUNT INVOICE

tampaelectric.com



Statement Date: 04/14/2023  
Account: 221008893150

APR 19 2023

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
5380 NIGHT TIDE LN  
WIMAUMA, FL 33598

Current month's charges:	\$1,232.59
Total amount due:	\$1,220.06
Payment Due By:	05/05/2023

### Your Account Summary

Previous Amount Due	\$1,072.83
Payment(s) Received Since Last Statement	-\$1,072.83
Miscellaneous Credits	-\$12.53
Credit balance after payments and credits	-\$12.53
<b>Current Month's Charges</b>	<b>\$1,232.59</b>
<b>Total Amount Due</b>	<b>\$1,220.06</b>

### A one-stop shop to manage your account.



- Report an outage
- Check the status of your account
- Review and pay your balance
- Access your billing and payment history
- Monitor your energy use
- Sign up for notifications and programs

Log in at [TECOaccount.com](http://TECOaccount.com) today!

Amount not paid by due date may be assessed a late payment charge and an additional deposit.

## Yard project? Avoid damage and fines

Learn more at [TampaElectric.com/811](http://TampaElectric.com/811)



WAIT two business days



Start DIGGING!

To ensure prompt credit, please return stub portion of this bill with your payment. Make checks payable to TECO.



#### WAYS TO PAY YOUR BILL



See reverse side for more information

Account: 221008893150

Current month's charges:	\$1,232.59
Total amount due:	\$1,220.06
Payment Due By:	05/05/2023
<b>Amount Enclosed</b>	<b>\$</b>

600000539927

00001980 01 AV 0.47 93607 FTECO104142322531510 00000 01 01000000 005 01 1980 003



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

MAIL PAYMENT TO:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

6000005399272210088931500000001220067

**Account:** 221008893150  
**Statement Date:** 04/14/2023  
**Current month's charges due** 05/05/2023

## Details of Charges – Service from 03/09/2023 to 04/06/2023

Service for: 5380 NIGHT TIDE LN, WIMAUMA, FL 33598

**Rate Schedule: General Service - Non Demand**

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000758597	04/06/2023	8,739	933		7,806 kWh	1	29 Days

Daily Basic Service Charge	29 days @ \$0.75000	\$21.75
Energy Charge	7,806 kWh @ \$0.07990/kWh	\$623.70
Fuel Charge	7,806 kWh @ \$0.05239/kWh	\$408.96
Storm Protection Charge	7,806 kWh @ \$0.00400/kWh	\$31.22
Clean Energy Transition Mechanism	7,806 kWh @ \$0.00427/kWh	\$33.33
Storm Surcharge	7,806 kWh @ \$0.01061/kWh	\$82.82
Florida Gross Receipt Tax		\$30.81

### Electric Service Cost

**\$1,232.59**

### Total Current Month's Charges

**\$1,232.59**

### Miscellaneous Credits

Sales Tax Credit **-\$12.53**

### Total Current Month's Credits

**-\$12.53**

### Tampa Electric Usage History

Kilowatt-Hours Per Day  
(Average)



00001980-0005980-Page 3 of 6



# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Berry Bay Community Development District  
c/o Meritus  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

March 30, 2023

Client: 001543

Matter: 000001

Invoice #: 22963

Page: 1

RE: General

For Professional Services Rendered Through March 15, 2023

## SERVICES

Date	Person	Description of Services	Hours	Amount
2/22/2023	VKB	REVIEW AND REPLY TO EMAILS RE: SPECIFICATIONS FOR LANDSCAPE AND IRRIGATION SCOPE OF WORK; REVIEW AND REPLY TO EMAILS FROM SUNRISE RE: PROPOSED AGREEMENT AND SPECIFICATIONS.	0.6	\$213.00
2/24/2023	VKB	DRAFT EMAIL TO BOARD RE: LANDSCAPING DOCUMENTS AND PLAN FOR FUTURE MAINTENANCE; TELECONFERENCE WITH C. DE LA OSSA RE: SAME.	0.5	\$177.50
2/28/2023	VKB	REVIEW AND REPLY TO EMAILS RE: CHANGES TO SPECIFICATIONS.	0.4	\$142.00
3/1/2023	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$106.50
3/1/2023	VKB	REVIEW AND REPLY TO EMAILS FROM C. DE LA OSSA AND INFRAMARK; TELECONFERENCE WITH H. DILLEY RE: LANDSCAPING AGREEMENT AND SPECIFICATIONS; FOLLOW UP WITH SUNRISE RE: REVIEW OF REVISED AGREEMENT AND SPECIFICATIONS.	0.8	\$284.00
3/1/2023	KCH	PREPARE FOR BOS MEETING.	0.4	\$122.00
3/2/2023	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$213.00
3/2/2023	VKB	TELEPHONE CALL TO C. DE LA OSSA RE: STATUS OF RECEIVING PROPOSAL FROM SUNRISE AND RECOMMENDATION TO CONTINUE BOARD MEETING; DRAFT FOLLOW UP EMAIL TO BOARD RE: SAME.	0.5	\$177.50
3/2/2023	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.5	\$152.50
3/8/2023	JMV	REVIEW COMMUNICATION FROM K. SMITH; PREPARE VILLAGE J COMMON AREA DEED.	0.5	\$177.50

## SERVICES

Date	Person	Description of Services	Hours	Amount
3/8/2023	VKB	REVIEW AND REVISE FORM OF AGREEMENT AND SPECIFICATIONS; DRAFT EMAIL RE: SAME.	0.4	\$142.00
3/8/2023	LB	PREPARE SPECIAL WARRANTY DEED TO BERRY BAY CDD RE PARCELS IN VILLAGE J.	0.7	\$122.50
3/9/2023	VKB	TELECONFERENCE WITH C. DE LA OSSA RE: SUNRISE'S COMMENTS ON SPECIFICATIONS AND AGREEMENT; FINALIZE FORM OF AGREEMENT AND SPECIFICATIONS; DRAFT EMAIL RE: SAME.	0.5	\$177.50
3/10/2023	VKB	REVIEW PROPOSAL FROM SUNRISE; TELECONFERENCE WITH C. DE LA OSSA AND H. DILLEY RE: SAME; DRAFT EMAIL TO BOARD RE: SAME.	1.4	\$497.00
3/11/2023	LB	PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FY 2023-2024.	0.8	\$140.00
3/13/2023	JMV	REVIEW COMMUNICATION FROM K. SMITH RE: COMMON AREA TRACT CONVEYANCE; REVISE LEGAL NOTICE FOR CDD BOARD MEETING.	0.5	\$177.50
3/14/2023	VKB	TELECONFERENCE WITH C. DE LA OSSA RE; LANDSCAPING MEDIAN DEFICIENCY AND OPTIONS FOR CDD; REVIEW AND REPLY TO EMAILS RE: SAME.	0.3	\$106.50
3/15/2023	VKB	REVIEW AND REPLY TO EMAILS RE: UPCOMING CONTINUED MEETING; TELECONFERENCE WITH H. DILLEY RE: SAME; TELEPHONE CALL TO BOARD MEMBERS RE: LANDSCAPING PROPOSALS.	0.5	\$177.50
3/15/2023	KCH	PREPARE FOR AND ATTEND TEAMS MEETING WITH YELLOWSTONE.	0.5	\$152.50
Total Professional Services			10.7	\$3,458.50

## DISBURSEMENTS

Date	Description of Disbursements	Amount
2/13/2023	Simplefile E-Recording- Filing Fee- Filing fees	\$32.25
3/15/2023	Photocopies	\$21.75
Total Disbursements		\$54.00

March 30, 2023  
Client: 001543  
Matter: 000001  
Invoice #: 22963

Page: 3

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Total Services	\$3,458.50
Total Disbursements	\$54.00
Total Current Charges	\$3,512.50
Previous Balance	\$2,827.10
Less Payments	(\$2,827.10)
Less Retainer Applied	(\$22.24)
<b>PAY THIS AMOUNT</b>	<b>\$3,490.26</b>

***Please Include Invoice Number on all Correspondence***

Swine Solutions

12013 Rose Ln  
Riverview, FL 33569 US  
Thomas@swinesolutionsfl.com  
https://www.SwineSolutionsFL.com

INVOICE

BILL TO  
Berry Bay CDD  
2005 Pan Am Circle  
Ste 300  
Tampa, FL 33607

INVOICE 410  
DATE 04/24/2023  
TERMS Net 30  
DUE DATE 05/24/2023

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Trapping Service	Month to Month	1	1,550.00	1,550.00
BALANCE DUE					\$1,550.00

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
April 30, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of April 30, 2023

*(In Whole Numbers)*

			SERIES 2021	GENERAL	GENERAL	
			CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	FUND	GROUP FUND	ACCOUNT	TOTAL
<b>ASSETS</b>						
Cash - Operating Account	\$ 334,851	\$ -	\$ -	\$ -	\$ -	\$ 334,851
Due From Other Funds	-	511,351	-	-	-	511,351
Investments:						
Acq. & Construction - Amenity	-	-	604,087	-	-	604,087
Acq. & Construction - Master	-	-	1	-	-	1
Construction Fund	-	-	9,308	-	-	9,308
Construction Fund Custody	-	-	65,073	-	-	65,073
Reserve Fund	-	497,689	-	-	-	497,689
Revenue Fund	-	997,208	-	-	-	997,208
Fixed Assets						
Equipment and Furniture	-	-	-	122,485	-	122,485
Construction Work In Process	-	-	-	18,293,605	-	18,293,605
Amount To Be Provided	-	-	-	-	17,087,366	17,087,366
<b>TOTAL ASSETS</b>	<b>\$ 334,851</b>	<b>\$ 2,006,248</b>	<b>\$ 678,469</b>	<b>\$ 18,416,090</b>	<b>\$ 17,087,366</b>	<b>\$ 38,523,024</b>
<b>LIABILITIES</b>						
Accounts Payable	\$ 21,712	\$ -	\$ -	\$ -	\$ -	\$ 21,712
Bonds Payable	-	-	-	-	17,087,366	17,087,366
Due To Other Funds	31	-	511,320	-	-	511,351
<b>TOTAL LIABILITIES</b>	<b>21,743</b>	<b>-</b>	<b>511,320</b>	<b>-</b>	<b>17,087,366</b>	<b>17,620,429</b>
<b>FUND BALANCES</b>						
Restricted for:						
Debt Service	-	2,006,248	-	-	-	2,006,248
Capital Projects	-	-	167,149	-	-	167,149
Unassigned:	313,108	-	-	18,416,090	-	18,729,198
<b>TOTAL FUND BALANCES</b>	<b>313,108</b>	<b>2,006,248</b>	<b>167,149</b>	<b>18,416,090</b>	<b>-</b>	<b>20,902,595</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 334,851</b>	<b>\$ 2,006,248</b>	<b>\$ 678,469</b>	<b>\$ 18,416,090</b>	<b>\$ 17,087,366</b>	<b>\$ 38,523,024</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 786,949	\$ 558,869	\$ (228,080)	71.02%
Special Assmnts- CDD Collected	-	27,648	27,648	0.00%
Developer Contribution	-	2,232	2,232	0.00%
<b>TOTAL REVENUES</b>	<b>786,949</b>	<b>588,749</b>	<b>(198,200)</b>	<b>74.81%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	10,000	13,281	(3,281)	132.81%
District Engineer	7,500	3,388	4,112	45.17%
District Manager	36,000	31,000	5,000	86.11%
Accounting Services	4,500	4,000	500	88.89%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	2,000	1,500	500	75.00%
Postage, Phone, Faxes, Copies	250	208	42	83.20%
Public Officials Insurance	2,329	2,504	(175)	107.51%
Legal Advertising	2,500	1,209	1,291	48.36%
Bank Fees	250	15	235	6.00%
Website Administration	1,500	1,000	500	66.67%
Miscellaneous Expenses	200	-	200	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>92,604</b>	<b>69,121</b>	<b>23,483</b>	<b>74.64%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	65,000	3,412	61,588	5.25%
Utility - StreetLights	150,000	69,945	80,055	46.63%
<b>Total Electric Utility Services</b>	<b>215,000</b>	<b>73,357</b>	<b>141,643</b>	<b>34.12%</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fund (001)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>Other Physical Environment</u></b>				
Waterway Management	25,000	16,586	8,414	66.34%
Contracts-Pools	25,000	-	25,000	0.00%
Contracts - Landscape	295,000	12,684	282,316	4.30%
Janitorial Services & Supplies	10,000	-	10,000	0.00%
Insurance -Property & Casualty	30,000	5,154	24,846	17.18%
Landscape Maintenance	94,345	88,499	5,846	93.80%
<b>Total Other Physical Environment</b>	<b>479,345</b>	<b>122,923</b>	<b>356,422</b>	<b>25.64%</b>
<b>TOTAL EXPENDITURES</b>	<b>786,949</b>	<b>265,401</b>	<b>521,548</b>	<b>33.73%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	323,348	323,348	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(10,240)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 313,108</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2021 Debt Service Fund (202)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 20,356	\$ 20,356	0.00%
Special Assmnts- Tax Collector	991,356	990,581	(775)	99.92%
Special Assmnts- CDD Collected	-	279,364	279,364	0.00%
<b>TOTAL REVENUES</b>	<b>991,356</b>	<b>1,290,301</b>	<b>298,945</b>	<b>130.16%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	360,000	-	360,000	0.00%
Interest Expense	631,356	318,041	313,315	50.37%
<b>Total Debt Service</b>	<b>991,356</b>	<b>318,041</b>	<b>673,315</b>	<b>32.08%</b>
<b>TOTAL EXPENDITURES</b>	<b>991,356</b>	<b>318,041</b>	<b>673,315</b>	<b>32.08%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	972,260	972,260	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,033,988</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 2,006,248</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
Series 2021 Capital Projects Fund (302)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 16,933	\$ 16,933	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>16,933</b>	<b>16,933</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	618,366	(618,366)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>618,366</b>	<b>(618,366)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>618,366</b>	<b>(618,366)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(601,433)	(601,433)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>768,582</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 167,149</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending April 30, 2023  
General Fixed Assets Account Group Fund (900)  
*(In Whole Numbers)*

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	0.00%
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		18,416,090		
<b>FUND BALANCE, ENDING</b>		<u>\$ 18,416,090</u>		

**BERRY BAY CDD**

## Bank Reconciliation

Bank Account No. 6498 TRUIST - GF Operating  
Statement No. 4-23  
Statement Date 4/30/2023

G/L Balance (LCY)	334,850.77	Statement Balance	351,442.10
G/L Balance	334,850.77	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	351,442.10
Subtotal	334,850.77	Outstanding Checks	16,591.33
Negative Adjustments	0.00	Differences	0.00
Ending G/L Balance	334,850.77	Ending Balance	334,850.77
Difference	0.00		

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
<b>Checks</b>							
3/30/2023	Payment	306	ADA SITE COMPLIANCE		1,500.00	1,500.00	0.00
3/30/2023	Payment	307	EGIS INSURANCE		2,095.00	2,095.00	0.00
3/30/2023	Payment	308	SWINE SOLUTIONS		1,550.00	1,550.00	0.00
4/13/2023	Payment	309	FIRST CHOICE AQUATIC WEED		2,039.00	2,039.00	0.00
Total Checks					7,184.00	7,184.00	0.00
<b>Deposits</b>							
4/17/2023		JE000075	CK#1878063635##### - TECO Sec	G/L	704.47	704.47	0.00
Total Deposits					704.47	704.47	0.00
<b>Outstanding Checks</b>							
2/16/2023	Payment	288	RYAN MOTKO		200.00	0.00	200.00
3/16/2023	Payment	303	RYAN MOTKO		200.00	0.00	200.00
4/27/2023	Payment	310	CARLOS DE LA OSSA		200.00	0.00	200.00
4/27/2023	Payment	311	INFRAMARK LLC		4,874.21	0.00	4,874.21
4/27/2023	Payment	312	NICHOLAS J. DISTER		200.00	0.00	200.00
4/27/2023	Payment	313	RYAN MOTKO		200.00	0.00	200.00
4/27/2023	Payment	314	STRALEY ROBIN VERICKER		3,490.26	0.00	3,490.26
4/27/2023	Payment	315	TECO		3,186.23	0.00	3,186.23
4/27/2023	Payment	316	U.S. BANK		4,040.63	0.00	4,040.63
<b>Total Outstanding Checks.....</b>					<b>16,591.33</b>		<b>16,591.33</b>



District Management Services, LLC

**MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET**

Site: Berry Bay

Date: Wednesday May 25 2022

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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**LANDSCAPE MAINTENANCE**

TURF	5	5	0	<u>Property under construction</u> <u>New landscape company was</u> <u>contracted to mow around the ponds</u>
TURF FERTILITY	10	10	0	<u>NA</u>
TURF EDGING	5	5	0	<u>NA</u>
WEED CONTROL - TURF AREAS	5	5	0	<u>NA</u>
TURF INSECT/DISEASE CONTROL	10	10	0	<u>NA</u>
PLANT FERTILITY	5	5	0	<u>NA no plants</u>
WEED CONTROL - BED AREAS	5	5	0	<u>NA</u>
PLANT INSECT/DISEASE CONTROL	5	5	0	<u>NA</u>
PRUNING	10	10	0	<u>NA</u>
CLEANLINESS	5	5	0	<u>NA</u>
MULCHING	5	5	0	<u>NA</u>
WATER/IRRIGATION MGMT	8	8	0	<u>Irrigation is currently being installed</u>
CARRYOVERS	5	5	0	<u>NA</u>

**SEASONAL COLOR/PERENNIAL MAINTENANCE**

VIGOR/APPEARANCE	7	7	0	<u>NA</u>
INSECT/DISEASE CONTROL	7	7	0	<u>NA</u>
DEADHEADING/PRUNING	3	3	0	<u>NA</u>

**SCORE**

100	100	0	100%
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Under Construction.

Contractor Signature: \_\_\_\_\_

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_





## Community Association Management Service, LLC

### MONTHLY LANDSCAPE MAINTENANCE INSPECTION GRADESHEET

Site: \_\_\_\_\_

Date: \_\_\_\_\_

MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
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#### LANDSCAPE MAINTENANCE

TURF	5	5	0	
TURF FERTILITY	10	10	0	
TURF EDGING	5	5	0	
WEED CONTROL - TURF AREAS	5	5	0	
TURF INSECT/DISEASE CONTROL	10	10	0	
PLANT FERTILITY	5	5	0	
WEED CONTROL - BED AREAS	5	5	0	
PLANT INSECT/DISEASE CONTROL	5	5	0	
PRUNING	10	10	0	
CLEANLINESS	5	5	0	
MULCHING	5	5	0	
WATER/IRRIGATION MGMT	8	8	0	
CARRYOVERS	5	5	0	

#### SEASONAL COLOR/PERENNIAL MAINTENANCE

VIGOR/APPEARANCE	7	7	0	
INSECT/DISEASE CONTROL	7	7	0	
DEADHEADING/PRUNING	3	3	0	

#### SCORE

100	100	0	100%
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Contractor Signature: \_\_\_\_\_

Manager's Signature: \_\_\_\_\_

Supervisor's Signature: \_\_\_\_\_



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Bay Berry

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>AQUATICS</b>				
DEBRIS	25	25	0	NA Under construction. Recently hired a pond vendor
INVASIVE MATERIAL (FLOATING)	20	18	-2	Marginal floating invasive material in ponds.
INVASIVE MATERIAL (SUBMERSED)	20	17	-3	Marginal submersed invasive material in ponds
FOUNTAINS/AERATORS	20	20	0	NA
DESIRABLE PLANTS	15	15	0	NA

<b>AMENITIES</b>				
CLUBHOUSE INTERIOR	4	4	0	NA
CLUBHOUSE EXTERIOR	3	3	0	NA
POOL WATER	10	10	0	NA
POOL TILES	10	10	0	NA
POOL LIGHTS	5	5	0	N/A
POOL FURNITURE/EQUIPMENT	8	8	0	NA
FIRST AID/SAFETY ITEMS	10	10	0	NA
SIGNAGE (rules, pool, playground)	5	5	0	NA
PLAYGROUND EQUIPMENT	5	5	0	NA
RECREATIONAL FACILITIES	7	7	0	NA
RESTROOMS	6	6	0	NA
HARDSCAPE	10	10	0	NA
ACCESS & MONITORING SYSTEM	3	3	0	NA
IT/PHONE SYSTEM	3	3	0	NA
TRASH RECEPTACLES	3	3	0	NA
FOUNTAINS	8	8	0	NA

<b>MONUMENTS AND SIGNS</b>				
CLEAR VISIBILITY (Landscaping)	25	25	0	NA
PAINTING	25	25	0	NA
CLEANLINESS	25	25	0	NA
GENERAL CONDITION	25	25	0	NA



# Meritus

## MONTHLY MAINTENANCE INSPECTION GRADESHEET

Site: Bay Berry

Date: Thursday May 26 2022

	MAXIMUM VALUE	CURRENT VALUE	CURRENT DEDUCTION	REASON FOR DEDUCTION
<b>HIGH IMPACT LANDSCAPING</b>				
ENTRANCE MONUMENT	40	40	0	NA
RECREATIONAL AREAS	30	30	0	NA
SUBDIVISION MONUMENTS	30	30	0	NA
<b>HARDSCAPE ELEMENTS</b>				
WALLS/FENCING	15	15	0	
SIDEWALKS	30	30	0	Good
SPECIALTY MONUMENTS	15	15	0	NA
STREETS	25	25	0	NA Street signage has been placed on-site.
PARKING LOTS	15	15	0	NA
<b>LIGHTING ELEMENTS</b>				
STREET LIGHTING	33	33	0	NA
LANDSCAPE UP LIGHTING	22	22	0	NA
MONUMENT LIGHTING	30	30	0	NA
AMENITY CENTER LIGHTING	15	15	0	N/A
<b>GATES</b>				
ACCESS CONTROL PAD	25	25		N/A
OPERATING SYSTEM	25	25		N/A
GATE MOTORS	25	25		N/A
GATES	25	25		N/A
<b>SCORE</b>	700	695	-5	99%

Manager's Signature: Gary Schwartz

Supervisor's Signature: \_\_\_\_\_

## **AQUATICS**

**DEBRIS**  
**INVASIVE MATERIAL (FLOATING)**  
**INVASIVE MATERIAL (SUBMERSED)**  
**FOUNTAINS/AERATORS**  
**DESIRABLE PLANTS**

## **AMENITIES**

**CLUBHOUSE INTERIOR**  
**CLUBHOUSE EXTERIOR**  
**POOL WATER**  
**POOL TILES**  
**POOL LIGHTS**  
**POOL FURNITURE/EQUIPMENT**  
**FIRST AID/SAFETY ITEMS**  
**SIGNAGE (rules, pool, playground)**  
**PLAYGROUND EQUIPMENT**  
**RECREATIONAL FACILITIES**  
**RESTROOMS**  
**HARDSCAPE**  
**ACCESS & MONITORING SYSTEM**  
**IT/PHONE SYSTEM**  
**TRASH RECEPTACLES**  
**FOUNTAINS**

## **MONUMENTS AND SIGNS**

**CLEAR VISIBILITY (Landscaping)**  
**PAINTING**  
**CLEANLINESS**

**GENERAL CONDITION**

**HIGH IMPACT LANDSCAPING**

**ENTRANCE MONUMENT  
RECREATIONAL AREAS  
SUBDIVISION MONUMENTS**

**HARDSCAPE ELEMENTS**

**WALLS/FENCING  
SIDEWALKS  
SPECIALITY MONUMENTS  
STREETS  
PARKING LOTS**

**LIGHTING ELEMENTS**

**STREET LIGHTING  
LANDSCAPE UPLIGHTING  
MONUMENT LIGHTING  
AMENITY CENTER LIGHTING**

**GATES**

**ACCESS CONTROL PAD  
OPERATING SYSTEM  
GATE MOTORS  
GATES**

# Description

Garbage and other pollutants

pond fountains/aerators - are they working, are they blocked

check lighting, spider webs, does it need to be repainted

check lighting, spider webs, does it need to be repainted

Color, clean

broken, chipped

All working

working, clean

is it all there

are rules posted, is all signage up and readable

can the kids reach the swings, are they broken

other than clubhouse such as Gazebo

clean and supplied

monuments

Does the system work

any issues with the phone system/internet

Are they in the right place, have they been cleaned, changed

running, clean

Can you see the signs

Is the paint chipping, is it legible

overall good condition

plantings, stone, condition

tables clean, trash

plantings, stone, condition

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

Are the lights working, are they enough

pad clean with right information

System closing and opening properly

rusting

rusting

Berry Bay May 2022.



301 & Mariella entrance.







Sidewalks heading south of the entrance on 301 & Mariella.



Heading South on the sidewalk from the NE exit of the community off 301 & Mariella.



Heading South on the sidewalks at the entrance of 301 & Mariella.



North entrance view off 301.



New Sabal Palms installed in the median on Mariella.





New Sabal Palms installed in the median on Mariella.





New Pine trees installed in the median on Mariella.



Construction progress on Eagle Rock.



Eagle Rock development.



Future site development South of Mariella.



New street signs throughout the community.













Street sign is knocked over. EPG project mgr was notified.





New sidewalks on the North & South side of Mariella.





Heading East on Mariella.



Future site development South of Mariella.



Construction progress South of Mariella.





Home construction progress on Night Tide.



Foundation builds on Oyster Cove.





Ponds are receded but look good overall.





Ponds look good overall.





Heavily receded pond.