

**BERRY BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 11, 2024**

**THE PUBLIC HEARING & REGULAR  
MEETING  
AGENDA PACKAGE**

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**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF

**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#



2005 PAN AM CIRCLE, SUITE 300  
TAMPA. FL 33067

# Berry Bay Community Development District

## Board of Supervisors

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

## District Staff

Brian Lamb, District Secretary  
Angie Grunwald, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Public Hearing & Regular Meeting Agenda

Thursday, July 11, 2024, at 2:00 p.m.

The Public Hearing & Regular Meetings of Berry Bay Community Development District will be held on **July 11, 2024, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

[Join the meeting now](#)

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### THE PUBLIC HEARING & REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
  - A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
  - B. Staff Presentations
  - C. Public Comments
  - D. Consideration of Resolution 2024-06; Adopting Final Fiscal Year 2025 Budget
  - E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
  - A. Open Public Hearing on Levying O&M Assessments
  - B. Staff Presentations
  - C. Public Comment
  - D. Consideration of Resolution 2024-07; Levying O&M Assessments
  - E. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING**
7. **BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-08; Re-Designating Officers
  - B. Consideration of Proposal to Spray Ponds and stock Ponds with Catfish
  - C. Consideration of On-Site Manager Addendum to Management Contract
8. **CONSENT AGENDA**
  - A. Approval of Minutes of the **June 06, 2024** Regular Meeting
  - B. Consideration of Operation and Maintenance **May 2024**
  - C. Acceptance of the Financials and Approval of the Check Register for **May 2024**
9. **STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
    - ii. Aquatics Report
10. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
11. **PUBLIC COMMENTS**
12. **ADJOURNMENT**

\*Next regularly scheduled meeting is **August 01, 2024 at 2:00 p.m.**

## RESOLUTION 2024-06

### A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2024, AND ENDING SEPTEMBER 30, 2025; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, the District Manager submitted, prior to June 15<sup>th</sup>, to the Board of Supervisors (“**Board**”) of the Berry Bay Community Development District (“**District**”) a proposed budget for the next ensuing budget year (“**Proposed Budget**”), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

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

**WHEREAS**, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

**WHEREAS**, the District Manager posted the Proposed Budget on the District’s website at least 2 days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

**WHEREAS**, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

**WHEREAS**, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

### **NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

#### **Section 1. Budget**

- a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District’s records office, and hereby approves certain amendments thereto, as shown below.
- b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.
- c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District’s records office and identified as “The Budget for the

Berry Bay Community Development District for the Fiscal Year Beginning October 1, 2024, and Ending September 30, 2025.”

- d. The final adopted budget shall be posted by the District Manager on the District’s website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

**Section 2. Appropriations.** There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of \$\_\_\_\_\_, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	\$_____
Total Reserve Fund [if Applicable]	\$_____
Total Debt Service Funds	\$_____
Total All Funds*	\$_____

\*/[Not] inclusive of any collection costs or early payment discounts.

**Section 3. Budget Amendments.** Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

- a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.
- b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed \$10,000 or 10% of the original appropriation.
- c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District’s website within 5 days after adoption pursuant to Section 189.016(7), Florida Statutes.



**Section 4. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 11, 2024.**

Attested By:

**Berry Bay Community  
Development District**

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

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

**Exhibit A: FY 2024-2025 Adopted Budget**

Berry Bay  
Community Development District

***Annual Operating and Debt Service Budget***

**Fiscal Year 2025**

Approved Tentative Budget

Prepared by:



Berry Bay  
Community Development District

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Berry Bay  
Community Development District

**Operating Budget**

Fiscal Year 2025

## BERRY BAY

## Community Development District

## General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances

<b>ACCOUNT DESCRIPTION</b>	<b>ADOPTED</b>	<b>TOTAL</b>	<b>ANNUAL</b>
	<b>BUDGET</b>	<b>PROJECTED</b>	<b>BUDGET</b>
	<b>FY 2024</b>	<b>FY 2024</b>	<b>FY 2025</b>
<b>REVENUES</b>			
Rental Income	\$ -	\$ 450	\$ -
Operations & Maintenance Assmts - On Roll	742,969	792,813	778,872
Special Assmnts- CDD Collected	307,351	427,888	322,203
Other Miscellaneous Revenues	-	625	-
<b>TOTAL REVENUES</b>	<b>\$ 1,050,320</b>	<b>\$ 1,221,776</b>	<b>\$ 1,101,075</b>
<b>EXPENDITURES</b>			
<b>Financial and Administrative</b>			
Supervisor Fees	\$ 12,000	\$ 12,000	\$ 12,000
Onsite Staff	35,000	35,000	70,000
District Management	36,000	36,000	36,000
Field Management	12,000	12,000	12,000
Accounting Services	12,000	12,000	12,000
Website Admin Services	1,500	1,500	1,500
District Engineer	4,500	4,500	5,000
District Counsel	10,000	16,528	10,000
Trustees Fees	4,100	5,533	4,100
Auditing Services	4,900	4,900	4,900
Postage, Phone, Faxes, Copies	250	250	250
Mailings	2,500	2,500	2,500
Legal Advertising	2,500	2,500	2,500
Bank Fees	250	250	250
Dues, Licenses & Fees	175	1,903	500
Onsite Office Supplies	200	781	200
Website ADA Compliance	1,500	1,500	1,500
Disclosure Report	4,200	5,100	11,400
<b>Total Financial and Administrative</b>	<b>\$ 143,575</b>	<b>\$ 154,745</b>	<b>\$ 196,600</b>
<b>Insurance</b>			
General Liability	\$ 3,671	\$ 3,671	\$ 3,483
Public Officials Insurance	3,005	3,005	2,851
Property & Casualty Insurance	36,864	36,864	36,841
Deductible	2,500	2,500	-
<b>Total Insurance</b>	<b>\$ 46,040</b>	<b>\$ 46,040</b>	<b>\$ 43,175</b>

## BERRY BAY

## Community Development District

## General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	TOTAL	ANNUAL
	BUDGET	PROJECTED	BUDGET
	FY 2024	FY 2024	FY 2025
<b>Utility Services</b>			
Electric Utility Services	\$ 85,000	\$ 85,000	\$ 40,000
Street Lights	190,000	190,000	172,759
Amenity Internet	-	-	1,200
Water/Waste	-	1,195	3,000
<b>Total Utility Services</b>	<b>\$ 275,000</b>	<b>\$ 276,195</b>	<b>\$ 216,959</b>
<b>Amenity</b>			
Pool Monitor	\$ -	\$ -	\$ 12,000
Janitorial - Contract	14,952	14,952	18,000
Janitorial - Supplies/Other	1,500	1,500	1,500
Garbage Dumpster - Rental/Collection	3,000	3,000	3,000
Amenity Pest Control	1,800	1,800	1,800
Amenity R&M	10,000	10,000	10,000
Amenity Camera R&M	2,000	2,000	2,000
Amenity Furniture R&M	5,000	5,000	5,000
Access Control R&M	5,000	5,000	5,000
Dog Waste Station Service and Supplies	2,400	2,400	4,000
Entrance Monuments, Gates, Walls R&M	2,500	4,926	10,000
Sidewalk, Pavement, Signage R&M	2,000	2,000	2,000
Pool Maintenance - Contract	19,200	19,200	24,000
Pool Treatments & Other R&M	3,000	3,000	3,000
Security Monitoring Services	6,000	6,000	6,000
MISC Contingency	10,000	10,000	10,000
Community Events	-	-	10,000
Holiday Decorations	-	-	10,000
<b>Total Amenity</b>	<b>\$ 88,352</b>	<b>\$ 90,778</b>	<b>\$ 137,300</b>

## BERRY BAY

## Community Development District

## General Fund

## Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	ADOPTED	TOTAL	ANNUAL
	BUDGET	PROJECTED	BUDGET
	FY 2024	FY 2024	FY 2025
<b><i>Landscape and Pond Maintenance</i></b>			
Landscape Maintenance - Contract	\$ 329,653	\$ 329,653	\$ 342,541
Landscaping - R&M	7,000	7,000	7,000
Landscaping - Mulch	35,000	35,000	35,000
Landscaping - Annuals	18,000	18,000	18,000
Landscaping - Plant Replacement Program	30,000	30,000	30,000
Irrigation Maintenance	24,000	24,000	30,000
Aquatics - Contract	26,000	26,000	28,000
Aquatics - Plant Replacement	5,000	5,000	5,000
Waterway Management Program	2,500	3,375	2,500
Debris Cleanup	9,000	9,000	9,000
Wildlife Control	11,200	11,200	-
<b><i>Total Landscape and Pond Maintenance</i></b>	<b>\$ 497,353</b>	<b>\$ 498,228</b>	<b>\$ 507,041</b>
 TOTAL EXPENDITURES	 <b>\$ 1,050,320</b>	 <b>\$ 1,065,986</b>	 <b>\$ 1,101,075</b>

**Budget Narrative**  
Fiscal Year 2025

**REVENUES**

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

**EXPENDITURES**

**Financial and Administrative**

**Supervisor Fees**

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated \$200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

**Onsite Staff**

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

**District Management**

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.

**Field Management**

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

**Administration**

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.



**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Financial and Administrative** (continued)

**Recording Secretary**

Inframark provides recording services with near verbatim minutes.

**Construction Accounting**

Accounting services as described within the Accounting Services but specifically regarding construction.

**Financial/Revenue Collections**

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

**Rentals and Leases**

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

**Data Storage**

Cost of server maintenance and technical support for CDD related IT needs.

**Accounting Services**

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

**Dissemination Agent/Reporting**

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

**Website Administration Services**

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

**District Engineer**

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

**District Counsel**

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

**Trustee Fees**

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
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**Financial and Administrative** (continued)

**Auditing Services**

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

**Postage, Phone, Faxes, Copies**

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

**Mailings**

Copies used in the preparation of agenda packages, required mailings, and other special projects.

**Professional Services – Arbitrage Rebate**

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

**Legal Advertising**

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

**Bank Fees**

This represents the cost of bank charges and other related expenses that are incurred during the year.

**Dues, Licenses and Fees**

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

**Onsite Office Supplies**

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

**Website ADA Compliance**

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

**Disclosure Report**

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

**Annual Stormwater Report**

Cost to produce annual report on CDD stormwater infrastructure.

**Miscellaneous Administrative**

All other administrative costs not otherwise specified above.

**Budget Narrative**  
Fiscal Year 2025

**EXPENDITURES**

**Insurance**

**Insurance-General Liability**

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

**Public Officials Insurance**

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

**Property & Casualty Insurance**

The District will incur fees to insure items owned by the district for its property needs.

**Deductible**

District's share of expenses for insured property when a claim is filed.

**EXPENDITURES**

**Utility Services**

**Electric Utility Services**

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

**Streetlights**

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

**Lighting Replacement**

Cost of replacing defective lights and bulbs in CDD facilities.

**Decorative Light Maintenance**

Cost of replacement and repair of decorative lighting fixtures.

**Amenity Internet**

Internet service for clubhouse and other amenity locations.

**Water/Waste**

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

**Gas**

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

**Facility A/C & Heating R&M**

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

**Utilities – Other**

Utility expenses not otherwise specified in above categories.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Amenity**

**Pool Monitor**

Cost of staff members to facilitate pool safety services.

**Janitorial – Contract**

Cost of janitorial labor for CDD Facilities.

**Janitorial Supplies/Other**

Cost of janitorial supplies for CDD Facilities.

**Garbage Dumpster – Rental and Collection**

Cost of dumpster rental and trash collection at CDD facilities.

**Amenity Pest Control**

Cost of exterminator and pesticides at CDD amenities and facilities.

**Amenity R&M**

Cost of repairs and regular maintenance of CDD amenities.

**Amenity Furniture R&M**

Cost of repairs and maintenance to amenity furniture.

**Access Control R&M**

Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

**Key Card Distribution**

Cost of providing keycards to residents to access CDD Facilities.

**Recreation/Park Facility Maintenance**

Cost of upkeep and repairs to all parks and recreation facilities in the CDD

**Athletic Courts and Field Maintenance**

Cost of upkeep and repairs for athletic fields and courts (ex. Basketball Courts) on CDD property.

**Park Restroom Maintenance**

Upkeep and cleaning of park restrooms on CDD property.

**Playground Equipment and Maintenance**

Cost of acquisition and upkeep of playground equipment for CDD parks.

**Clubhouse Office Supplies**

Cost of supplies for clubhouse clerical duties (pens, paper, ink, etc.)

**Clubhouse IT Support**

Cost of IT services and for clubhouse operational needs.

**Dog Waste Station Service & Supplies**

Cost of cleaning and resupplying dog waste stations.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Amenity (Continued)**

**Entrance Monuments, Gates, Walls R&M**

Cost of repairs and regular maintenance for entryways, walls, and gates.

**Sidewalk, Pavement, Signage R&M**

Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

**Trail/Bike Path Maintenance**

Cost of upkeep to bike paths and trails on CDD property.

**Boardwalk and Bridge Maintenance**

Cost of upkeep for boardwalks and bridges on CDD property.

**Pool and Spa Permits**

Cost of permits required for CDD pool and spa operation as required by law.

**Pool Maintenance – Contract**

Cost of Maintenance for CDD pool facilities.

**Pool Treatments & Other R&M**

Cost of chemical pool treatments and similar such maintenance.

**Security Monitoring Services**

Cost of CDD security personnel and equipment.

**Special Events**

Cost of holiday celebrations and events hosted on CDD property.

**Community Activities**

Cost of recreational events hosted on CDD property.

**Holiday Decorations**

Cost of decorations for major holidays (i.e., Christmas)

**Miscellaneous Amenity**

Amenity Expenses not otherwise specified.

<b>EXPENDITURES</b>
---------------------

**Landscape and Pond Maintenance**

**R&M – Stormwater System**

Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

**Landscape Maintenance - Contract**

Landscaping company to provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

**Landscaping - R&M**

Cost of repairs and regular maintenance to landscaping equipment.

**Budget Narrative**  
Fiscal Year 2025

<b>EXPENDITURES</b>
---------------------

**Landscape and Pond Maintenance (Continued)**

**Landscaping – Plant Replacement Program**

Cost of replacing dead or damaged plants throughout the district.

**Irrigation Maintenance**

Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

**Aquatics – Contract**

Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

**Wetlands Maintenance and Monitoring**

Cost of upkeep and protection of wetlands on CDD property.

**Aquatics – Plant Replacement**

The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

**Waterway Management Program**

Cost of maintaining waterways and rivers on district property.

**Debris Cleanup**

Cost of cleaning up debris on district property.

**Wildlife Control**

Management of wildlife on district property.

<b>EXPENDITURES</b>
---------------------

**Contingency/Reserves**

**Contingency**

Funds set aside for projects, as determined by the district's board.

**Capital Improvements**

Funding of major projects and building improvements to CDD property.

**R&M Other Reserves**

The board may set aside monetary reserves for necessary for maintenance projects as needed.

Berry Bay  
Community Development District

**Debt Service Budgets**

Fiscal Year 2025

## BERRY BAY

Community Development District

Series 2021 Debt Service

## Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2021 Bonds

Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/2024	PROJECTED April- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ 19,856	\$ -	\$ 19,856	
Special Assmnts- Tax Collector	991,775	975,070	20,307	995,377	995,377
<b>TOTAL REVENUES</b>	<b>\$ 991,775</b>	<b>\$ 994,926</b>	<b>\$ 20,307</b>	<b>\$ 1,015,233</b>	<b>\$ 995,377</b>
<b>EXPENDITURES</b>					
<i>Debt Service</i>					
Principal Debt Retirement	370,000	-	370,000	370,000	380,000
Interest Expense	621,775	313,315	313,316	626,631	616,919
<b>TOTAL EXPENDITURES</b>	<b>\$ 991,775</b>	<b>\$ 313,315</b>	<b>\$ 683,316</b>	<b>\$ 996,631</b>	<b>\$ 996,919</b>
Excess (deficiency) of revenues Over (under) expenditures	\$ -	\$ 681,611.0	\$ (663,008.2)	\$ 18,602.8	\$ (1,541.3)
<b>Net change in fund balance</b>	<b>\$ -</b>	<b>\$ 681,611</b>	<b>\$ (663,008)</b>	<b>\$ 18,603</b>	<b>\$ (3,083)</b>
FUND BALANCE, BEGINNING	\$ 1,366,211	\$ 1,366,211	\$ 2,047,822	\$ 1,366,211	\$ 1,384,814
<b>FUND BALANCE, ENDING</b>	<b>\$ 1,366,211</b>	<b>\$ 2,047,822</b>	<b>\$ 1,384,814</b>	<b>\$ 1,384,814</b>	<b>\$ 1,381,731</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>					
	11/1/2024			11/1/2025	
Series 2021 Bonds:	\$ 16,680,000			\$ 16,300,000	



## BERRY BAY

## Community Development District

## Series 2021 Debt Service

**Series 2021 Special Assessment Revenue Bonds Amortization  
Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
5/1/2021	17,760,000			166,694	166,694	
11/1/2021	17,760,000			322,634	322,634	489,329
5/1/2022	17,760,000	350,000	2.625%	322,634	672,634	
11/1/2022	17,410,000			318,041	318,041	990,675
5/1/2023	17,410,000	360,000	2.625%	318,041	678,041	
11/1/2023	17,050,000			313,316	313,316	991,356
5/1/2024	17,050,000	370,000	2.625%	313,316	683,316	
11/1/2024	16,680,000			308,459	308,459	991,775
5/1/2025	16,680,000	380,000	2.625%	308,459	688,459	
11/1/2025	16,300,000			303,472	303,472	991,931
5/1/2026	16,300,000	390,000	2.625%	303,472	693,472	
11/1/2026	15,910,000			298,353	298,353	991,825
5/1/2027	15,910,000	405,000	3.125%	298,353	703,353	
11/1/2027	15,505,000			292,025	292,025	995,378
5/1/2028	15,505,000	415,000	3.125%	292,025	707,025	
11/1/2028	15,090,000			285,541	285,541	992,566
5/1/2029	15,090,000	430,000	3.125%	285,541	715,541	
11/1/2029	14,660,000			278,822	278,822	994,363
5/1/2030	14,660,000	440,000	3.125%	278,822	718,822	
11/1/2030	14,220,000			271,947	271,947	990,769
5/1/2031	14,220,000	455,000	3.125%	271,947	726,947	
11/1/2031	13,765,000			264,838	264,838	991,784
5/1/2032	13,765,000	470,000	3.625%	264,838	734,838	
11/1/2032	13,295,000			256,319	256,319	991,156
5/1/2033	13,295,000	490,000	3.625%	256,319	746,319	
11/1/2033	12,805,000			247,438	247,438	993,756
5/1/2034	12,805,000	505,000	3.625%	247,438	752,438	
11/1/2034	12,300,000			238,284	238,284	990,722
5/1/2035	12,300,000	525,000	3.625%	238,284	763,284	
11/1/2035	11,775,000			228,769	228,769	992,053
5/1/2036	11,775,000	545,000	3.625%	228,769	773,769	
11/1/2036	11,230,000			218,891	218,891	992,659
5/1/2037	11,230,000	565,000	3.625%	218,891	783,891	
11/1/2037	10,665,000			208,650	208,650	992,541
5/1/2038	10,665,000	585,000	3.625%	208,650	793,650	
11/1/2038	10,080,000			198,047	198,047	991,697
5/1/2039	10,080,000	610,000	3.625%	198,047	808,047	
11/1/2039	9,470,000			186,991	186,991	995,038
5/1/2040	9,470,000	630,000	3.625%	186,991	816,991	
11/1/2040	8,840,000			175,572	175,572	992,563
5/1/2041	8,840,000	655,000	3.625%	175,572	830,572	
11/1/2041	8,185,000			163,700	163,700	994,272
5/1/2042	8,185,000	680,000	4.000%	163,700	843,700	
11/1/2042	7,505,000			150,100	150,100	993,800

## BERRY BAY

Community Development District

*Series 2021 Debt Service*

**Series 2021 Special Assessment Revenue Bonds Amortization  
Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
5/1/2043	7,505,000	705,000	4.000%	150,100	855,100	
11/1/2043	6,800,000			136,000	136,000	991,100
5/1/2044	6,800,000	735,000	4.000%	136,000	871,000	
11/1/2044	6,065,000			121,300	121,300	992,300
5/1/2045	6,065,000	765,000	4.000%	121,300	886,300	
11/1/2045	5,300,000			106,000	106,000	992,300
5/1/2046	5,300,000	795,000	4.000%	106,000	901,000	
11/1/2046	4,505,000			90,100	90,100	991,100
5/1/2047	4,505,000	830,000	4.000%	90,100	920,100	
11/1/2047	3,675,000			73,500	73,500	993,600
5/1/2048	3,675,000	865,000	4.000%	73,500	938,500	
11/1/2048	2,810,000			56,200	56,200	994,700
5/1/2049	2,810,000	900,000	4.000%	56,200	956,200	
11/1/2049	1,910,000			38,200	38,200	994,400
5/1/2050	1,910,000	935,000	4.000%	38,200	973,200	
11/1/2050	975,000			19,500	19,500	992,700
5/1/2051	975,000	975,000	4.000%	19,500	994,500	
		16,680,000		10,434,031	27,114,031	26,802,847

## BERRY BAY

Community Development District

Series 2023 Debt Service

## Summary of Revenues, Expenditures and Changes in Fund Balances

Series 2023 Bonds

Fiscal Year 2025

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2024	ACTUAL THRU 3/31/2024	PROJECTED April- 10/1/2024	TOTAL PROJECTED FY 2024	ANNUAL BUDGET FY 2025
<b>REVENUES</b>					
Interest - Investments	\$ -	\$ 13,829	\$ -	\$ 13,829	
Special Assmnts- CDD Collected	443,575	437,142	8,933	446,075	446,075
<b>TOTAL REVENUES</b>	<b>\$ 443,575</b>	<b>\$ 450,971</b>	<b>\$ 8,933</b>	<b>\$ 459,904</b>	<b>\$ 446,075</b>
<b>EXPENDITURES</b>					
Principal Debt Retirement	90,000	-	90,000	90,000	95,000
Interest Expense	353,575	177,828	177,828	355,656	351,494
<b>Total Debt Service</b>	<b>\$ 443,575</b>	<b>\$ 177,828</b>	<b>\$ 267,828</b>	<b>\$ 445,656</b>	<b>\$ 446,494</b>
<b>TOTAL EXPENDITURES</b>	<b>\$ 443,575</b>	<b>\$ 177,828</b>	<b>\$ 267,828</b>	<b>\$ 445,656</b>	<b>\$ 446,494</b>
Excess (deficiency) of revenues					
Over (under) expenditures	\$ -	\$ 273,143	\$ (258,895)	\$ 14,248	\$ (419)
<b>OTHER FINANCING SOURCES (USES)</b>					
Contribution to (Use of) Fund Balance	\$ -	\$ -	\$ -	\$ -	\$ (419)
<b>TOTAL OTHER SOURCES (USES)</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (419)</b>
Net change in fund balance	\$ -	\$ 273,143	\$ (258,895)	\$ 14,248	\$ (838)
<b>FUND BALANCE, BEGINNING</b>	<b>\$ 456,752</b>	<b>\$ 456,752</b>	<b>\$ 729,895</b>	<b>\$ 456,752</b>	<b>\$ 471,000</b>
<b>FUND BALANCE, ENDING</b>	<b>\$ 456,752</b>	<b>\$ 729,895</b>	<b>\$ 471,000</b>	<b>\$ 471,000</b>	<b>\$ 470,162</b>
<b>PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT</b>					
	11/1/2024				11/1/2025
Series 2023 Bonds:	\$ 6,340,000				\$ 6,245,000

## BERRY BAY

## Community Development District

## Series 2023 Debt Service

**Series 2023 Special Assessment Revenue Bonds Amortization  
Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
5/1/2023	6,430,000			51,373	51,373	
11/1/2023	6,430,000			177,828	177,828	177,828
5/1/2024	6,430,000	90,000	4.625%	177,828	267,828	
11/1/2024	6,340,000			175,747	175,747	175,747
5/1/2025	6,340,000	95,000	4.625%	175,747	270,747	
11/1/2025	6,245,000			173,550	173,550	173,550
5/1/2026	6,245,000	100,000	4.625%	173,550	273,550	
11/1/2026	6,145,000			171,238	171,238	171,238
5/1/2027	6,145,000	105,000	4.625%	171,238	276,238	
11/1/2027	6,040,000			168,809	168,809	168,809
5/1/2028	6,040,000	110,000	4.625%	168,809	278,809	
11/1/2028	5,930,000			166,266	166,266	166,266
5/1/2029	5,930,000	115,000	4.625%	166,266	281,266	
11/1/2029	5,815,000			163,606	163,606	163,606
5/1/2030	5,815,000	120,000	4.625%	163,606	283,606	
11/1/2030	5,695,000			160,831	160,831	160,831
5/1/2031	5,695,000	125,000	5.500%	160,831	285,831	
11/1/2031	5,570,000			157,394	157,394	157,394
5/1/2032	5,570,000	135,000	5.500%	157,394	292,394	
11/1/2032	5,435,000			153,681	153,681	153,681
5/1/2033	5,435,000	140,000	5.500%	153,681	293,681	
11/1/2033	5,295,000			149,831	149,831	149,831
5/1/2034	5,295,000	150,000	5.500%	149,831	299,831	
11/1/2034	5,145,000			145,706	145,706	145,706
5/1/2035	5,145,000	155,000	5.500%	145,706	300,706	
11/1/2035	4,990,000			141,444	141,444	141,444
5/1/2036	4,990,000	165,000	5.500%	141,444	306,444	
11/1/2036	4,825,000			136,906	136,906	136,906
5/1/2037	4,825,000	175,000	5.500%	136,906	311,906	
11/1/2037	4,650,000			132,094	132,094	132,094
5/1/2038	4,650,000	185,000	5.500%	132,094	317,094	
11/1/2038	4,465,000			127,006	127,006	127,006
5/1/2039	4,465,000	195,000	5.500%	127,006	322,006	
11/1/2039	4,270,000			121,644	121,644	121,644
5/1/2040	4,270,000	205,000	5.500%	121,644	326,644	
11/1/2040	4,065,000			116,006	116,006	116,006
5/1/2041	4,065,000	215,000	5.500%	116,006	331,006	
11/1/2041	3,850,000			110,094	110,094	110,094
5/1/2042	3,850,000	230,000	5.500%	110,094	340,094	
11/1/2042	3,620,000			103,769	103,769	103,769
5/1/2043	3,620,000	245,000	5.500%	103,769	348,769	
11/1/2043	3,375,000			97,031	97,031	97,031
5/1/2044	3,375,000	255,000	5.750%	97,031	352,031	
11/1/2044	3,120,000			89,700	89,700	89,700

## BERRY BAY

Community Development District

Series 2023 Debt Service

**Series 2023 Special Assessment Revenue Bonds Amortization  
Schedule**

<b>Period Ending</b>	<b>Outstanding Balance</b>	<b>Principal</b>	<b>Coupon</b>	<b>Interest</b>	<b>Debt Service</b>	<b>Annual Debt Service</b>
5/1/2045	3,120,000	270,000	5.750%	89,700	359,700	
11/1/2045	2,850,000			81,938	81,938	81,938
5/1/2046	2,850,000	290,000	5.750%	81,938	371,938	
11/1/2046	2,560,000			73,600	73,600	73,600
5/1/2047	2,560,000	305,000	5.750%	73,600	378,600	
11/1/2047	2,255,000			64,831	64,831	64,831
5/1/2048	2,255,000	325,000	5.750%	64,831	389,831	
11/1/2048	1,930,000			55,488	55,488	55,488
5/1/2049	1,930,000	345,000	5.750%	55,488	400,488	
11/1/2049	1,585,000			45,569	45,569	45,569
5/1/2050	1,585,000	365,000	5.750%	45,569	410,569	
11/1/2050	1,220,000			35,075	35,075	35,075
5/1/2051	1,220,000	385,000	5.750%	35,075	420,075	
11/1/2051	835,000			24,006	24,006	24,006
5/1/2052	835,000	405,000	5.750%	24,006	429,006	
11/1/2052	430,000			12,363	12,363	12,363
5/1/2053	430,000	430,000	5.750%	12,363	442,363	
		6,430,000		7,117,473	13,547,473	3,533,050

**Budget Narrative**  
Fiscal Year 2025

<b>REVENUES</b>
-----------------

**Interest-Investments**

The District earns interest on its operating accounts.

**Operations & Maintenance Assessments – On Roll**

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

**Developer Contributions**

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

**Other Miscellaneous Revenues**

Additional revenue sources not otherwise specified by other categories.

**Special Assessments-Discounts**

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

<b>EXPENDITURES</b>
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**Debt Service**

**Principal Debt Retirement**

The district pays regular principal payments to annually to pay down/retire the debt.

**Interest Expense**

The District Pays interest Expenses on the debt twice a year.

Berry Bay  
Community Development District

**Supporting Budget Schedules**

Fiscal Year 2025

## BERRY BAY

## Community Development District

All Funds

**Assessment Summary**  
**Fiscal Year 2025 vs. Fiscal Year 2024**

ASSESSMENT ALLOCATION									
Assessment Area One- Series 2021									
Product	Units	O&M Assessment			Debt Service Series 2021		Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	FY 2025	FY 2024	Dollar Change
SF 40'	144	\$ 998.60	\$ 952.57	\$46.03	\$ 1,276.18	\$ 1,276.18	\$ 2,274.78	\$ 2,228.75	\$ 46.03
SF 50'	371	\$ 1,248.25	\$ 1,190.71	\$57.54	\$ 1,595.23	\$ 1,595.23	\$ 2,843.48	\$ 2,785.94	\$ 57.54
SF 60'	148	\$ 1,497.90	\$ 1,428.85	\$69.05	\$ 1,914.27	\$ 1,914.27	\$ 3,412.17	\$ 3,343.12	\$ 69.05
	663								
Assessment Area Two- Series 2023									
Product	Units	O&M Assessment			Debt Service Series 2023		Total Assessments per Unit		
		FY 2025	FY 2024	Dollar Change	FY 2025	FY 2024	FY 2025	FY 2024	Dollar Change
SF 40'	190	\$ 998.60	\$ 952.57	\$46.03	\$ 1,382.51	\$ 1,382.51	\$ 2,381.11	\$ 2,335.08	\$ 46.03
SF 50'	83	\$ 1,248.25	\$ 1,190.71	\$57.54	\$ 1,728.14	\$ 1,728.14	\$ 2,976.39	\$ 2,918.85	\$ 57.54
SF 60'	33	\$ 1,497.90	\$ 1,428.85	\$69.05	\$ 2,073.77	\$ 2,073.77	\$ 3,571.67	\$ 3,502.62	\$ 69.05
	306								



## RESOLUTION 2024-07

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.**

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

**WHEREAS**, the District is located in Hillsborough County, Florida (“**County**”);

**WHEREAS**, the Board of Supervisors of the District (“**Board**”) hereby determines to undertake various activities described in the District’s adopted budget for fiscal year 2024-2025 attached hereto as **Exhibit A (“FY 2024-2025 Budget”)** and incorporated as a material part of this Resolution by this reference;

**WHEREAS**, the District must obtain sufficient funds to provide for the activities described in the FY 2024-2025 Budget;

**WHEREAS**, the provision of the activities described in the FY 2024-2025 Budget is a benefit to lands within the District;

**WHEREAS**, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

**WHEREAS**, such special assessments may be placed on the County tax roll and collected by the local Tax Collector (“**Uniform Method**”) pursuant to Chapters 190 and 197, Florida Statutes;

**WHEREAS**, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

**WHEREAS**, the District has approved an agreement with the County Property Appraiser (“**Property Appraiser**”) and County Tax Collector (“**Tax Collector**”) to provide for the collection of special assessments under the Uniform Method;

**WHEREAS**, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special

assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2024-2025 Budget ("**O&M Assessments**");

**WHEREAS**, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2024-2025 Budget;

**WHEREAS**, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

**WHEREAS**, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:**

**Section 1. Benefit from Activities and O&M Assessments.** The provision of the activities described in the FY 2024-2025 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2024-2025 Budget and in the Assessment Roll.

**Section 2. O&M Assessments Imposition.** Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2024-2025 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

**Section 3. Collection and Enforcement of District Assessments.**

- a. **Uniform Method for certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method. All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

**b. Direct Bill for Certain Debt Assessments.**

- i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. Debt Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2024
  2. 25% due no later than February 1, 2025
  3. 25% due no later than April 1, 2025
- iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2024-2025 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
- iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

**c. Direct Bill for Certain O&M Assessments.**

- i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
- ii. O&M Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
  1. 50% due no later than October 1, 2024
  2. 25% due no later than February 1, 2025
  3. 25% due no later than April 1, 2025
- iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

**Section 4. Certification of Assessment Roll.** The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

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

**Section 6. Assessment Challenges.** The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the O&M Assessments, and the levy, collection, and lien of the O&M Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

**Section 7. Procedural Irregularities.** Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

**Section 8. Severability.** The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

**Section 9. Effective Date.** This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

**Passed and Adopted on July 11, 2024.**

Attested By:

**Berry Bay Community  
Development District**

\_\_\_\_\_  
Print Name:

☐ Secretary/☐ Assistant Secretary

\_\_\_\_\_  
Print Name:

☐ Chair/☐ Vice Chair of the Board of Supervisors

**Exhibit A: FY 2024-2025 Budget**

**RESOLUTION 2024-08****A RESOLUTION OF THE BOARD OF SUPERVISORS  
DESIGNATING THE OFFICERS OF BERRY BAY COMMUNITY  
DEVELOPMENT DISTRICT, AND PROVIDING FOR AN  
EFFECTIVE DATE.**

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

**WHEREAS**, the Board of Supervisors now desire 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>Carlos de la Ossa</u>	Chairman
<u>Nick Dister</u>	Vice Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Chloe Firebaugh</u>	Assistant Secretary
<u>Albert Viera</u>	Assistant Secretary

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

**PASSED AND ADOPTED THIS 11TH DAY OF JULY, 2023.**

**ATTEST:**

**BERRY BAY COMMUNITY  
DEVELOPMENT DISTRICT**

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

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



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called "**AWC**," and

Berry Bay CDD - Catfish  
111 S. Armenia Ave. Suite 201  
Tampa, FL 33609  
Gary Schwartz [Gary.Schwartz@inframark.com](mailto:Gary.Schwartz@inframark.com)  
Angie Grunwald [Angie.Grunwald@inframark.com](mailto:Angie.Grunwald@inframark.com)

06/26/2024

Hereinafter called "CUSTOMER." The parties hereto agree as follows:

AWC agrees to supply and deliver (18) ponds with (26,985) 1-3" catfish located in the Berry Bay Development District in accordance with the terms and conditions of this agreement. (Recommended stocking rates 500 per acre)

## PONDS                      CATFISH

-	3 (.54ac.)	= 270
-	4 (1.23ac.)	= 615
-	5 (6.14ac.)	= 3,070
-	6 (1.97ac.)	= 985
-	7 (2.30ac.)	= 1,150
-	8 (3.66ac.)	= 1,830
-	9 (1.57ac.)	= 785
-	10 (1.40ac.)	= 700
-	11 (1.09ac.)	= 545
-	12 (6.61ac.)	= 3,305
-	13 (4.00ac.)	= 2,000
-	14 (1.73ac.)	= 865
-	15 (2.24ac.)	= 1,120
-	16 (9.88ac.)	= 4,940
-	17 (1.54ac.)	= 770
-	18 (2.05ac.)	= 1,025
-	19 (.54ac.)	= 270
-	<u>21 (5.48ac.)</u>	<u>= 2,740</u>

(53.97 acres) 500 per acer = 26,985 catfish @ \$ .59 each = \$ 15,921

\$ 15,921 TOTAL INVESTMENT

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

## ACCEPTANCE OF AGREEMENT

*Tad Roman*

Aquatic Weed Control, Inc.

\_\_\_\_\_  
**Customer's Signature**    Title

\_\_\_\_\_  
Print Signature                      Date

\_\_\_\_\_  
Print Company Name



# Aquatic Weed Control, Inc.

Your **CLEAR** Choice in Waterway Management Since 1992

THIS AGREEMENT made the date set forth below, by and between Aquatic Weed Control, Inc. Hereinafter called "AWC," and

Berry Bay  
111 S. Armenia Ave. Suite 201  
Tampa, FL 33609  
Gary Schwartz [Gary.Schwartz@inframark.com](mailto:Gary.Schwartz@inframark.com)  
Angie Grunwald [Angie.Grunwald@inframark.com](mailto:Angie.Grunwald@inframark.com)

06/26/2024

Hereinafter called "CUSTOMER." The parties hereto agree as follows:

AWC agrees to apply (4) biological treatments using the product (skeeter) for the control of midge flies for the (18) ponds located in the Berry Bay Development District in accordance with the terms and conditions of this agreement. (Recommended amounts are 2 pints per acre)

## PONDS

- 3 (.54ac.) = 1.08 pints
- 4 (1.23ac.) = 2.46 pints
- 5 (6.14ac.) = 12.28 pints
- 6 (1.97ac.) = 3.94 pints
- 7 (2.30ac.) = 4.60 pints
- 8 (3.66ac.) = 7.32 pints
- 9 (1.57ac.) = 3.14 pints
- 10 (1.40ac.) = 2.80 pints
- 11 (1.09ac.) = 2.18 pints
- 12 (6.61ac.) = 13.22 pints
- 13 (4.00ac.) = 8.00 pints
- 14 (1.73ac.) = 3.46 pints
- 15 (2.24ac.) = 4.48 pints
- 16 (9.88ac.) = 19.76 pints
- 17 (1.54ac.) = 3.08 pints
- 18 (2.05ac.) = 4.10 pints
- 19 (.54ac.) = 1.08 pints
- 21 (5.48ac.) = 10.96 pints

Total ac.'s (53.97) 2 pints per acer = 107.94 pints/13.49 gallons @ \$ 220.00 per gallon = \$ 2,967.80 per treatment

(4) Total treatments @ \$ 2,967.80 per treatment = \$ 11,871.20 TOTAL INVESTMENT

Payment is due in full within 30 days of the invoice date. Unpaid invoices will accrue interest at 1.5% per month.

AWC maintains 2 million dollars general liability, 1 million dollars commercial auto, pollution liability, herbicide/pesticide operations, watercraft liability, workers compensation and 5 million dollars excess umbrella. Certificates will be provided upon request.

## ACCEPTANCE OF AGREEMENT

*Tad Roman*

Aquatic Weed Control, Inc.

\_\_\_\_\_  
**Customer's Signature** Title

\_\_\_\_\_  
Print Signature Date

\_\_\_\_\_  
Print Company Name

**SECOND AMENDMENT TO THE MANAGEMENT  
AND ACCOUNTING SERVICES AGREEMENT BETWEEN  
BERRY BAY COMMUNITY  
DEVELOPMENT DISTRICT AND INFRAMARK, LLC**

**THIS AMENDMENT** is entered into and effective on July 1, 2024, as set forth by and between Berry Bay Community Development District ("DISTRICT") and Inframark, LLC.

**WHEREAS**, District Management Services, LLC, d/b/a Meritus Districts ("Meritus Districts") and DISTRICT entered into a management and financial services contract on March 26, 2020 (the "Agreement"), where Meritus Districts would provide district management services to the DISTRICT, and

**WHEREAS**, on January 1, 2022, the Agreement was assigned from Meritus Districts to Inframark, LLC ("MANAGER"); and

**WHEREAS** the MANAGER and DISTRICT now wish to amend the Agreement by adding a community property manager and adjusting the compensation; and

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties hereto agree to amend the Agreement as follows:

1. The scope of services set forth in Section A of the Agreement is hereby amended to include a part-time dedicated staff member from MANAGER assigned for 20 hours weekly to perform community property manager duties set forth in Exhibit A to the DISTRICT.
2. The DISTRICT shall pay MANAGER an additional \$42,000.00 annually for the dedicated part-time staff as set forth in Section 1 of this First Amendment, which shall be paid in equal monthly installments of \$3,500.00. MANAGER shall provide monthly invoices to the DISTRICT and DISTRICT shall pay such invoices within thirty (30) days of receipt of invoice. The compensation to the MANAGER will be adjusted annually in budget to reflect wage and cost of living increases for staff.
3. Except as provided in this Second Amendment, the other terms and conditions of the Agreement shall remain in full force and effect. In the event of a conflict between the terms of this Second Amendment and terms of the Agreement, the terms of this second Amendment shall prevail.
4. This Second Amendment is binding upon the parties hereto and their respective legal representatives, successors, and assigns.

*(THIS SPACE INTENTIONALLY LEFT BLANK; SIGNATURE PAGE TO FOLLOW)*



IN WITNESS WHEREOF, the parties hereto have duly executed this Second Amendment as of this \_\_\_\_\_ day of July 2024.

Inframark, LLC

Berry Bay Community Development  
District

By: \_\_\_\_\_  
Name: Chris Tarase  
Title: President

By: \_\_\_\_\_  
Name: Carlos de la Ossa  
Title: Chairperson

**MINUTES OF MEETING  
BERRY BAY  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Berry Bay Community Development District was held on Thursday, June 6, 2024, and called to order at 2:35 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

Present and constituting a quorum were:

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

Also, present were:

Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Gary Schwartz	Field Management Services

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

Ms. Grunwald called the meeting to order, and a quorum was established.

**SECOND ORDER OF BUSINESS**

**Public Comment on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Landscape Proposal to Install Lantana at Roundabout**

On MOTION by Mr. de la Ossa seconded by Ms. Firebaugh, with all in favor, the Landscape Proposal to Install Lantana at Roundabout was approved. 5-0
---

**B. Consideration of Amendment to Inframark Contract for Onsite Staffing**

On MOTION by Mr. de la Ossa seconded by Ms. Firebaugh, with all in favor, Amendment to Inframark Contract for Onsite Staffing was approved. 5-0
---

June 6, 2024

BERRY BAY CDD

**FOURTH ORDER OF BUSINESS****Consent Agenda**

- A. Approval of the Minutes from May 2, 2024, Regular Meeting**
- B. Consideration of Operation and Maintenance Expenditures April 2024**
- C. Acceptance of the Financials and Approval of the Check Register for April 2024**

On MOTION by Mr. de la Ossa seconded by Ms. Firebaugh, with all in favor, the Consent Agenda was approved. 5-0

**FIFTH ORDER OF BUSINESS****Vendor and Staff Reports**

- A. District Counsel**
- B. District Engineer**

There being no reports, the next item followed.

- C. District Manager**
  - i. Community Inspection Report**
  - ii. Aquatics Report**

The Field Inspection and Aquatics Report was presented to the Board for review with no questions.

**SIXTH ORDER OF BUSINESS****Board of Supervisors' Requests and Comments**

The Board made several comments as follows:

- Get with landscaper to prepare for hurricane season.
- Update residents with friendly reminders on how to prepare.
- Update SOP for onsite manager.

**SEVENTH ORDER OF BUSINESS****Public Comments**

There being no public comments, the next order of business followed.

**SEVENTH ORDER OF BUSINESS****Adjournment**

There being no further business,

On MOTION by Ms. Firebaugh seconded by Mr. de la Ossa with all in favor the meeting was adjourned. 5-0

---

Angie Grunwald  
District Manager

---

Chairperson/Vice Chairperson

## May 2024 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
<b>Monthly Contract</b>				
AQUATIC WEEDCONTROL	95855	\$2,139.00		WATERWAY SERVICE - MAY 2024
BLUE LIFE POOL SERVICE LLC	14709	\$2,000.00		POOL CLEANING - MAY 2024
CHARTER COMMUNICATIONS	0124 050124 ACH	\$74.99		INTERNET - 05/01/24-05/30/24
CITY-WIDE CLEANING LLC	18597	\$330.00		SERVICE - APRIL 2024
JNJ CLEANING SERVICES LLC	0374	\$1,296.00		AMENITY CLEANING - MAY 2024
SUNRISE LANDSCAPE	MAN 19366	\$25,446.83		LANDSCAPE MAINT. - APRIL 2024
SUNRISE LANDSCAPE	MAN 19904	\$25,446.83	\$50,893.66	LANDSCAPE MAINT. - MAY 2024
<b>Monthly Contract Subtotal</b>		<b>\$56,733.65</b>		
<b>Variable Contract</b>				
CARLOS DE LA OSSA	CDLO 050224	\$200.00		SUPERVISOR FEE - 05/02/24
KELLY ANN EVANS	KE 050224	\$200.00		SUPERVISOR FEE - 05/02/24
NICHOLAS J. DISTER	ND 050224	\$200.00		SUPERVISOR FEE - 05/02/24
RYAN MOTKO	RM 050224	\$200.00		SUPERVISOR FEE - 05/02/24
U.S. BANK	7304237	\$4,256.13		TRUSTEE FEES
<b>Variable Contract Subtotal</b>		<b>\$5,056.13</b>		
<b>Utilities</b>				
TECO	050624	\$11,294.18		BULK BILLING - ELECTRIC
TECO	221008992960 051324	\$1,131.39		ELECTRIC - 04/09/24-05/07/24
TECO	221008993802 051324	\$1,594.23		ELECTRIC - 04/09/24-05/07/24
TECO	3150 051324 ACH	\$871.11		ELECTRIC - 04/09/24-05/07/24
TECO	3334	\$557.33	\$15,448.24	ELECTRIC - 04/09/24-05/07/24
<b>Utilities Subtotal</b>		<b>\$15,448.24</b>		
<b>Regular Services</b>				
AQUATIC WEEDCONTROL	96787	\$170.00		INITIAL DYE TREATMENT - 05/28/24

## May 2024 Meeting

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

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
BERRY BAY CDD	05022024-01	\$1,288.17		SERIES 2021 - FY24 TAX DIST ID 673
DISCLOSURE TECHNOLOGY SERVICESLLC	1045	\$3,000.00		DUES
SEBEES PEST SOLUTIONS	000590	\$90.00		PEST CONTROL
STRALEY ROBIN VERICKER	24563	\$2,010.00		PROFESSIONAL SERVICE - 04/30/24
SUNRISE LANDSCAPE	MAN 20414	\$716.93		IRRIGATION REPAIRS
<b>Regular Services Subtotal</b>		<b>\$7,275.10</b>		
<b>Additional Services</b>				
BLUE LIFE POOL SERVICE LLC	14745	\$320.00		POOL LIGHT REPAIR
GATE PROS, INC.	11080	\$275.00		SERVICE CALL - 04/17/24
<b>Additional Services Subtotal</b>		<b>\$595.00</b>		
<b>TOTAL</b>		<b>\$85,108.12</b>		

Approved (with any necessary revisions noted):

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

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
5/20/2024	95855

## Bill To

Berry Bay CDD  
c/o Inframark  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/19/2024

Description	Amount
Waterway service for (22) ponds for the month this invoice is dated.	2,139.00

Thank you for your business.

<b>Total</b>	\$2,139.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,139.00

**BLUE LIFE POOL SERVICE**  
 PO Box 1628  
 Land O Lakes, FL 34639 US  
 +1 8135975009  
 accounts@bluelifepools.com  
 www.bluelifepoolsfl.com

# Invoice


**BILL TO**

BERRY BAY  
 5380 NIGHT TIDE LN  
 WIMAUMA, FL 33598

**SHIP TO**

BERRY BAY  
 5380 NIGHT TIDE LN  
 WIMAUMA, FL 33598

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14709	05/01/2024	\$2,000.00	05/31/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>CLEANING</b>	REGULAR POOL SERVICE	1	2,000.00	2,000.00

BALANCE DUE

**\$2,000.00**

May 1, 2024  
Invoice Number: 2748863050124  
Account Number: 8337 12 029 2748863  
Security Code:   
Service At: 5380 NIGHT TIDE LN  
WIMAUMA FL 33598

Auto Pay Notice

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

**Summary**

*Service from 05/01/24 through 05/30/24  
details on following pages*

Previous Balance	74.99
Payments Received -Thank You!	-74.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	74.99
Other Charges	0.00
Current Charges	\$74.99
YOUR AUTO PAY WILL BE PROCESSED 05/18/24	
<b>Total Due by Auto Pay</b>	<b>\$74.99</b>

**NEWS AND INFORMATION**

**Stay connected with the best communications solution** for your business. To learn about our different voice offerings and how you can earn 1 **FREE** Mobile Unlimited Line for 1 year, call a Spectrum Business specialist at 1-855-832-0624 today!

**Spectrum Business has a variety** of entertainment packages. To learn about our offerings and which package is best for your business, call 1-877-509-6345 today!



**Thank you for choosing Spectrum Business.**

We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 01 05022024 NNNNNNNN 01 004188 0013

BERRY BAY CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

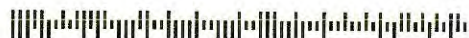
Received  
MAY 09

May 1, 2024

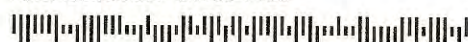
**BERRY BAY CDD**

Invoice Number: 2748863050124  
Account Number: 8337 12 029 2748863  
Service At: 5380 NIGHT TIDE LN  
WIMAUMA FL 33598

**Total Due by Auto Pay \$74.99**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029274886300074997



May 1, 2024

Invoice Number: BERRY BAY CDD  
 Account Number: 2748863050124  
 Security Code: 8337 12 029 2748863

**Contact Us**Visit us at [SpectrumBusiness.net](https://SpectrumBusiness.net)Or, call us at **855-252-0675**

8633 2390 NO RP 01 05022024 NNNNNNNN 01 004188 0013

**Charge Details**

Previous Balance		74.99
EFT Payment	04/18	-74.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 05/01/24 will appear on your next bill.

Service from 05/01/24 through 05/30/24

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	129.99
Promotional Discount	-65.00
Business WiFi	10.00
	<b>\$74.99</b>

Spectrum Business™ Internet Total **\$74.99****Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

**Current Charges** **\$74.99****Total Due by Auto Pay** **\$74.99****Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](https://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](https://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm

For questions or concerns, please call **1-866-519-1263**.

[illegible]

INVOICE

JNJ Amenity Services LLC  
7804 Davie Ray Dr  
Zephyrhills, FL 33540

services@jnjcleanservices.com  
+1 (813) 781-8999



Berry Bay CDD c/o Inframark

Bill to  
Berry Bay CDD c/o Inframark  
2005 Pan Am Circle  
Suite 300  
Tampa, Florida 33607  
UNITED STATES

Invoice details

Invoice no.: 0374  
Invoice date: 05/26/2024  
Due date: 06/15/2024

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Restrooms	Clean and sanitize 8 toilets, 2 urinals, and 6 sinks. Sweep and/or mop floors. Supply all toilet paper, paper towels, hand soap and trash bags.	2	\$263.00	\$526.00
2.		Pool Deck	Rearrange pool chairs and/or tables. Wipe tables as needed. Close umbrellas when not in use. Pick up any trash around pool deck.	1	\$150.00	\$150.00
3.		Trash	Remove and replace 9 large trash bags. **trash containers located at pavilion, kids park, dog park, basketball court, tennis court, inside of bathrooms and on pool deck.**	9	\$30.00	\$270.00
4.		Kitchen	Wipe down all counters, sink and refrigerator on the outside. Sweep and/or mop floors.	1	\$150.00	\$150.00
5.		Pavilion area	Disinfect tables and chairs. Pick up any trash surrounding pavilion.	1	\$150.00	\$150.00
6.		Extra trash	Extra trash removed from property on May 6th and May 27th.	1	\$50.00	\$50.00



Note to customer

Amenity cleaning services for Berry Bay CDD - May 2024.

Pay invoice



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Berry Bay CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Invoice MAN 19366**

PO#	Date
	04/30/2024
Sales Rep	Terms
Kody Dafoe	Net 30

**Property Address**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
#10455 - Berry Bay Landscape Service - April Service				\$25,446.83
Detail -				\$5,071.71

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$35,961.95	\$0.00	\$0.00	\$0.00	\$0.00

Irrigation Check -

\$2,999.36

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$35,961.95	\$0.00	\$0.00	\$0.00	\$0.00

Landscape Maintenanc -

\$16,905.72

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$35,961.95	\$0.00	\$0.00	\$0.00	\$0.00

Ornamental App -

\$470.04

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$35,961.95	\$0.00	\$0.00	\$0.00	\$0.00





5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Berry Bay CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Invoice MAN 19904**

PO#	Date
	05/31/2024
Sales Rep	Terms
Alex Gonzalez	Net 30

**Property Address**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
#11259 - Berry Bay Landscape Service - May Service				\$25,446.83
Detail -				\$4,510.61

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$60,453.05	\$955.73	\$0.00	\$0.00	\$0.00

Irrigation Check -

\$2,667.53

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$60,453.05	\$955.73	\$0.00	\$0.00	\$0.00

Landscape Maintenananc -

\$15,035.40

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$60,453.05	\$955.73	\$0.00	\$0.00	\$0.00

Turf Application -

\$3,233.29

<b>Total</b>	<b>\$25,446.83</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$25,446.83</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$60,453.05	\$955.73	\$0.00	\$0.00	\$0.00

**Berry Bay CDD**MEETING DATE: May 2, 2024DMS: ANGIE GRUNWALD

CDLO 050224

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

**Berry Bay CDD**MEETING DATE: May 2, 2024DMS: ANGIE GRUNWALD

KE 050224

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

**Berry Bay CDD**MEETING DATE: May 2, 2024DMS: ANGIE GRUNWALD

ND 050224

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

**Berry Bay CDD**MEETING DATE: May 2, 2024DMS: ANGIE GRUNWALD

RM 050224

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





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

Invoice Number: 7304237  
Account Number: 273208000  
Invoice Date: 04/25/2024  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Berry Bay Community Development Dist  
ATTN Brian Lamb  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES  
2023 (ASSESSMENT AREA TWO)REVENUE FUND**

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 \$4,256.13**

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 BOND, SERIES  
2023 (ASSESSMENT AREA TWO)REVENUE FUND**

Invoice Number: 7304237  
Account Number: 273208000  
Current Due: \$4,256.13  
  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Wire Instructions:  
U.S. Bank

Invoice # 7304237  
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: 7304237  
Invoice Date: 04/25/2024  
Account Number: 273208000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BOND, SERIES  
2023 (ASSESSMENT AREA TWO)REVENUE FUND**

Accounts Included 273208000 273208001 273208002 273208003 273208004 273208005  
In This Relationship:

**CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP**

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 04/01/2024 - 03/31/2025</b>				<b>\$3,950.00</b>
Incidental Expenses 04/01/2024 to 03/31/2025	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>





Statement Date: May 06, 2024



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

Amount Due: \$11,294.18

Due Date: May 20, 2024

Account #: 321000026104

DO NOT PAY. Your account will be drafted on May 20, 2024

## Account Summary

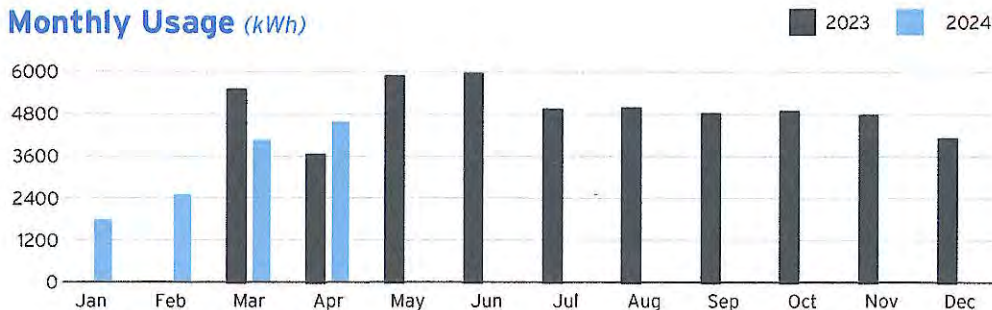
Previous Amount Due	\$11,218.84
Payment(s) Received Since Last Statement	-\$11,218.84
Credit Balance After Payments and Credits	\$0.00
<b>Current Month's Charges</b>	<b>\$11,294.18</b>

Amount Due by May 20, 2024 \$11,294.18

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

Received  
MAY 10

## Monthly Usage (kWh)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 321000026104

Due Date: May 20, 2024

Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$11,294.18

Payment Amount: \$ \_\_\_\_\_

700250003040

Your account will be  
drafted on May 20, 2024

00000013 FTECO505062422540710 00000 01 00000000 13 007

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2359

Mail payment to:  
TECO  
P.O. BOX 31318  
TAMPA, FL 33631-3318

Make check payable to: TECO

Please write your account number on the memo line of your check.



## Summary of Charges by Service Address

Account Number: 321000026104

### Energy Usage From Last Month

▲ Increased    = Same    ▼ Decreased

**Service Address:** US HWY 301 S, WIMAUMA, FL 33598

**Sub-Account Number:** 211026770647

**Amount:** \$1,358.57

**Service Address:** US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598

**Sub-Account Number:** 221008266993

**Amount:** \$2,212.19

**Service Address:** US HWY 301 AND SAFFOLD RD PH 1, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339733

**Amount:** \$1,076.21

**Service Address:** SAFFOLD RD AND US HWY 301 S, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339741

**Amount:** \$525.33

**Service Address:** US HWY 301 S VILLAGE K, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339758

**Amount:** \$706.69

**Service Address:** US HWY 301 S VILLAGE M, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339766

**Amount:** \$1,507.60

**Service Address:** US HWY 301 S VILLAGE E, WIMAUMA, FL 33598

**Sub-Account Number:** 221008348866

**Amount:** \$471.13

*Continued on next page →*

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](http://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

### All Other Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](http://TampaElectric.com)

### Phone:

**Commercial Customer Care:**

866-832-6249

**Residential Customer Care:**

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.

Summary of Charges by Service Address

Account Number: 321000026104

Energy Usage From Last Month

 Increased  Same  Decreased

Service Address: US HWY 301 S VILLAGE L, WIMAUMA, FL 33598

Sub-Account Number: 221008348874

Amount: \$1,507.60


Service Address: US HWY 301 S VILLAGE G, WIMAUMA, FL 33598

Sub-Account Number: 221008439970

Amount: \$1,272.02

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Sub-Account Number: 221008657597

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861704	04/08/2024	97,836		93,257		4,579 kWh	1	32 Days	\$656.84
									 13.1%

Total Current Month's Charges

\$11,294.18

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Sub-Account #: 211026770647  
Statement Date: 05/01/2024

**Service Address:** US HWY 301 S, WIMAUMA, FL 33598

**Service Period:** 03/08/2024 - 04/08/2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	171 kWh @ \$0.03406/kWh	\$5.82
Fixture & Maintenance Charge	9 Fixtures	\$149.49
Lighting Pole / Wire	42 Poles	\$1189.44
Lighting Fuel Charge	171 kWh @ \$0.03806/kWh	\$6.51
Storm Protection Charge	171 kWh @ \$0.03877/kWh	\$6.63
Clean Energy Transition Mechanism	171 kWh @ \$0.00036/kWh	\$0.06
Storm Surcharge	171 kWh @ \$0.00074/kWh	\$0.13
Florida Gross Receipt Tax		\$0.49

#### Lighting Charges

**\$1,358.57**

**Current Month's Electric Charges**

**\$1,358.57**

Billing information continues on next page →





Sub-Account #: 221008266993  
Statement Date: 05/01/2024

**Service Address:** US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598

**Service Period:** 03/07/2024 - 04/05/2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	1665 kWh @ \$0.03406/kWh	\$56.71
Fixture & Maintenance Charge	45 Fixtures	\$541.80
Lighting Pole / Wire	45 Poles	\$1479.15
Lighting Fuel Charge	1665 kWh @ \$0.03806/kWh	\$63.37
Storm Protection Charge	1665 kWh @ \$0.03877/kWh	\$64.55
Clean Energy Transition Mechanism	1665 kWh @ \$0.00036/kWh	\$0.60
Storm Surcharge	1665 kWh @ \$0.00074/kWh	\$1.23
Florida Gross Receipt Tax		\$4.78

#### Lighting Charges

**\$2,212.19**

**Current Month's Electric Charges**

**\$2,212.19**

Billing information continues on next page →





Sub-Account #: 221008339733  
Statement Date: 05/01/2024

Service Address: US HWY 301 AND SAFFOLD RD PH 1, WIMAUMA, FL 33598

Service Period: 03/07/2024 - 04/05/2024

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	982 kWh @ \$0.03406/kWh	\$33.45
Fixture & Maintenance Charge	28 Fixtures	\$350.83
Lighting Pole / Wire	28 Poles	\$612.59
Lighting Fuel Charge	982 kWh @ \$0.03806/kWh	\$37.37
Storm Protection Charge	982 kWh @ \$0.03877/kWh	\$38.07
Clean Energy Transition Mechanism	982 kWh @ \$0.00036/kWh	\$0.35
Storm Surcharge	982 kWh @ \$0.00074/kWh	\$0.73
Florida Gross Receipt Tax		\$2.82
		<b>\$1,076.21</b>

Lighting Charges

Current Month's Electric Charges **\$1,076.21**

Billing information continues on next page →

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Sub-Account #: 221008339741  
Statement Date: 05/01/2024

**Service Address:** SAFFOLD RD AND US HWY 301 S, WIMAUMA, FL 33598

**Service Period:** 03/08/2024 - 04/08/2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	270 kWh @ \$0.03406/kWh	\$9.20
Fixture & Maintenance Charge	10 Fixtures	\$211.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	270 kWh @ \$0.03806/kWh	\$10.28
Storm Protection Charge	270 kWh @ \$0.03877/kWh	\$10.47
Clean Energy Transition Mechanism	270 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	270 kWh @ \$0.00074/kWh	\$0.20
Florida Gross Receipt Tax		\$0.78

#### Lighting Charges

**\$525.33**

**Current Month's Electric Charges**

**\$525.33**

Billing information continues on next page →





Sub-Account #: 221008339758  
Statement Date: 05/01/2024

Service Address: US HWY 301 S VILLAGE K, WIMAUMA, FL 33598

Service Period: 03/07/2024 - 04/05/2024

Rate Schedule: Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	285 kWh @ \$0.03406/kWh	\$9.71
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03806/kWh	\$10.85
Storm Protection Charge	285 kWh @ \$0.03877/kWh	\$11.05
Clean Energy Transition Mechanism	285 kWh @ \$0.00036/kWh	\$0.10
Storm Surcharge	285 kWh @ \$0.00074/kWh	\$0.21
Florida Gross Receipt Tax		\$0.82
		<b>\$706.69</b>

#### Lighting Charges

Current Month's Electric Charges

**\$706.69**

Billing information continues on next page →



Sub-Account #: 221008339766  
Statement Date: 05/01/2024

**Service Address:** US HWY 301 S VILLAGE M, WIMAUMA, FL 33598

**Service Period:** 03/07/2024 - 04/05/2024

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	608 kWh @ \$0.03406/kWh	\$20.71
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03806/kWh	\$23.14
Storm Protection Charge	608 kWh @ \$0.03877/kWh	\$23.57
Clean Energy Transition Mechanism	608 kWh @ \$0.00036/kWh	\$0.22
Storm Surcharge	608 kWh @ \$0.00074/kWh	\$0.45
Florida Gross Receipt Tax		\$1.75

#### Lighting Charges

**\$1,507.60**

**Current Month's Electric Charges**

**\$1,507.60**

Billing information continues on next page →







Sub-Account #: 221008348866  
Statement Date: 05/01/2024

**Service Address:** US HWY 301 S VILLAGE E, WIMAUMA, FL 33598

**Service Period:** 03/08/2024 - 04/08/2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	190 kWh @ \$0.03406/kWh	\$6.47
Fixture & Maintenance Charge	10 Fixtures	\$166.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	190 kWh @ \$0.03806/kWh	\$7.23
Storm Protection Charge	190 kWh @ \$0.03877/kWh	\$7.37
Clean Energy Transition Mechanism	190 kWh @ \$0.00036/kWh	\$0.07
Storm Surcharge	190 kWh @ \$0.00074/kWh	\$0.14
Florida Gross Receipt Tax		\$0.55

#### Lighting Charges

**\$471.13**

**Current Month's Electric Charges**

**\$471.13**

Billing information continues on next page →



Sub-Account #: 221008348874  
Statement Date: 05/01/2024

**Service Address:** US HWY 301 S VILLAGE L, WIMAUMA, FL 33598

**Service Period:** 03/08/2024 - 04/08/2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	608 kWh @ \$0.03406/kWh	\$20.71
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03806/kWh	\$23.14
Storm Protection Charge	608 kWh @ \$0.03877/kWh	\$23.57
Clean Energy Transition Mechanism	608 kWh @ \$0.00036/kWh	\$0.22
Storm Surcharge	608 kWh @ \$0.00074/kWh	\$0.45
Florida Gross Receipt Tax		\$1.75

#### Lighting Charges

**\$1,507.60**

**Current Month's Electric Charges**

**\$1,507.60**

Billing information continues on next page →





Sub-Account #: 221008439970  
Statement Date: 05/01/2024

**Service Address:** US HWY 301 S VILLAGE G, WIMAUMA, FL 33598

**Service Period:** 03/08/2024 - 04/08/2024

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 32 days

Lighting Energy Charge	513 kWh @ \$0.03406/kWh	\$17.47
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03806/kWh	\$19.52
Storm Protection Charge	513 kWh @ \$0.03877/kWh	\$19.89
Clean Energy Transition Mechanism	513 kWh @ \$0.00036/kWh	\$0.18
Storm Surcharge	513 kWh @ \$0.00074/kWh	\$0.38
Florida Gross Receipt Tax		\$1.47
		<b>\$1,272.02</b>

#### Lighting Charges

**Current Month's Electric Charges**

**\$1,272.02**

Billing information continues on next page →





Sub-Account #: 221008657597  
Statement Date: 05/01/2024

**Service Address:** 5161 PLUMERIA DR, WIMAUMA, FL 33598

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** 03/08/2024 - 04/08/2024

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

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000861704	04/08/2024	97,836	93,257	4,579 kWh	1	32 Days

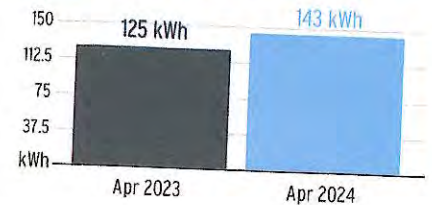
## Charge Details



### Electric Charges

Daily Basic Service Charge	32 days @ \$0.75000	\$24.00
Energy Charge	4,579 kWh @ \$0.08192/kWh	\$375.11
Fuel Charge	4,579 kWh @ \$0.03843/kWh	\$175.97
Storm Protection Charge	4,579 kWh @ \$0.00775/kWh	\$35.49
Clean Energy Transition Mechanism	4,579 kWh @ \$0.00427/kWh	\$19.55
Storm Surcharge	4,579 kWh @ \$0.00225/kWh	\$10.30
Florida Gross Receipt Tax		\$16.42
<b>Electric Service Cost</b>		<b>\$656.84</b>

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$656.84**

**Total Current Month's Charges**

**\$11,294.18**

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.





**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
BERRY GROVE BLVD PH2 VILLAGE F  
WIMAUMA, FL 33598

Statement Date: May 13, 2024

Amount Due: \$1,131.39

**Due Date:** June 03, 2024  
**Account #:** 221008992960

## Account Summary

Current Service Period: April 09, 2024 - May 07, 2024

Previous Amount Due	\$1,114.67
Payment(s) Received Since Last Statement	-\$1,114.67
<b>Current Month's Charges</b>	<b>\$1,131.39</b>

<b>Amount Due by June 03, 2024</b>	<b>\$1,131.39</b>
------------------------------------	-------------------

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



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Scan here to view your account online.



## DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.  
For more safety tips, visit

[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)

To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008992960

Due Date: June 03, 2024

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,131.39

Payment Amount: \$ \_\_\_\_\_

603236136333

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6032361363332210089929600000001131394





**Service For:**  
BERRY GROVE BLVD PH2 VILLAGE F  
WIMAUMA, FL 33598

Account #: 221008992960  
Statement Date: May 13, 2024  
Charges Due: June 03, 2024

**Service Period:** Apr 09, 2024 - May 07, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	418 kWh @ \$0.03406/kWh	\$14.24
Fixture & Maintenance Charge	22 Fixtures	\$365.42
Lighting Pole / Wire	22 Poles	\$623.04
Lighting Fuel Charge	418 kWh @ \$0.03806/kWh	\$15.91
Storm Protection Charge	418 kWh @ \$0.03877/kWh	\$16.21
Clean Energy Transition Mechanism	418 kWh @ \$0.00036/kWh	\$0.15
Storm Surcharge	418 kWh @ \$0.00074/kWh	\$0.31
Florida Gross Receipt Tax		\$1.20
State Tax		\$78.19

**Lighting Charges** **\$1,114.67**



### Other Fees and Charges

Lighting Late Payment Fee \$16.72

**Total Other Fees and Charges** **\$16.72**

**Total Current Month's Charges**

**\$1,131.39**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](https://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](https://TampaElectric.com)



### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

**Please Note:** If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
C/O MERITUS CORP  
BERRY BAY PH 3 JUNIPER COVE  
WIMAUMA, FL 33598

Statement Date: May 13, 2024

Amount Due: \$3,164.90

Due Date: June 03, 2024

Account #: 221008993802

Past Due – Pay Immediately

## Account Summary

Current Service Period: April 09, 2024 - May 07, 2024

Previous Amount Due \$1,570.67

Payment(s) Received Since Last Statement \$0.00

**Past Due – Pay Immediately \$1,570.67****Current Month's Charges – Pay by June 03, 2024 \$1,594.23****Amount Due \$3,164.90**

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



Scan here to view your account online.

**DOWNED IS DANGEROUS!**

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To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221008993802

Due Date: June 03, 2024

**Pay your bill online at TampaElectric.com**

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$3,164.90

Payment Amount: \$ \_\_\_\_\_

603236136334

**Past Due – \$1,570.67****Current – \$1,594.23**

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

6032361363342210089938020000003164907





Service For:  
BERRY BAY PH 3 JUNIPER COVE  
WIMAUMA, FL 33598

Account #: 221008993802  
Statement Date: May 13, 2024  
Charges Due: June 03, 2024

Service Period: Apr 09, 2024 - May 07, 2024

Rate Schedule: Lighting Service

## Charge Details

## Important Messages



### Electric Charges

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

Lighting Energy Charge	589 kWh @ \$0.03406/kWh	\$20.06
Fixture & Maintenance Charge	31 Fixtures	\$514.91
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	589 kWh @ \$0.03806/kWh	\$22.42
Storm Protection Charge	589 kWh @ \$0.03877/kWh	\$22.84
Clean Energy Transition Mechanism	589 kWh @ \$0.00036/kWh	\$0.21
Storm Surcharge	589 kWh @ \$0.00074/kWh	\$0.44
Florida Gross Receipt Tax		\$1.69
State Tax		\$110.18

**Lighting Charges** **\$1,570.67**



### Other Fees and Charges

Lighting Late Payment Fee	\$23.56
<b>Total Other Fees and Charges</b>	<b>\$23.56</b>

**Total Current Month's Charges**

**\$1,594.23**

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For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



### Bank Draft

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### In-Person

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### Mail A Check

**Payments:**  
TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



### Credit or Debit Card

Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

### Online:

[TampaElectric.com](https://TampaElectric.com)

### Phone:

**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

### Hearing Impaired/TTY:

7-1-1

### Power Outage:

877-588-1010

### Energy-Saving Programs:

813-275-3909

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Statement Date: May 13, 2024



BERRY BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
BERRY GROVE AND MARINE  
WIMAUMA, FL 33598

Amount Due: \$557.33

Due Date: June 03, 2024

Account #: 221008963334

DO NOT PAY. Your account will be drafted on June 03, 2024

## Account Summary

Current Service Period: April 09, 2024 - May 07, 2024

Previous Amount Due \$557.33

Payment(s) Received Since Last Statement -\$557.33

Current Month's Charges \$557.33

Amount Due by June 03, 2024 \$557.33

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

Scan here to view  
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Account #: 221008963334

Due Date: June 03, 2024

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Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$557.33

Payment Amount: \$ \_\_\_\_\_

603236136332

Your account will be  
drafted on June 03, 2024

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

Make check payable to: TECO  
Please write your account number on the memo line of your check.

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**Service For:**  
BERRY GROVE AND MARINE  
WIMAUMA, FL 33598

Account #: 221008963334  
Statement Date: May 13, 2024  
Charges Due: June 03, 2024

**Service Period:** Apr 09, 2024 - May 07, 2024

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

**Removing Your Envelope.** We've noticed that you have been paying your bill electronically lately. To help cut down on clutter and waste, we are no longer including a remittance envelope with your bill. Should you want to mail in your payment, you can request a payment envelope by calling 813-223-0800 or simply use a regular envelope and address it to TECO P.O. Box 31318, Tampa, Florida 33631-3318.



### Electric Charges

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

Lighting Energy Charge	209 kWh @ \$0.03406/kWh	\$7.12
Fixture & Maintenance Charge	11 Fixtures	\$182.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	209 kWh @ \$0.03806/kWh	\$7.95
Storm Protection Charge	209 kWh @ \$0.03877/kWh	\$8.10
Clean Energy Transition Mechanism	209 kWh @ \$0.00036/kWh	\$0.08
Storm Surcharge	209 kWh @ \$0.00074/kWh	\$0.15
Florida Gross Receipt Tax		\$0.60
State Tax		\$39.10

**Lighting Charges** **\$557.33**

**Total Current Month's Charges**

**\$557.33**

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## Ways To Pay Your Bill



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TECO  
P.O. Box 31318  
Tampa, FL 33631-3318  
Mail your payment in the enclosed envelope.



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Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://TECOaccount.com). Convenience fee will be charged.



### Phone

Toll Free:  
**866-689-6469**

**All Other Correspondences:**  
Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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[TampaElectric.com](https://TampaElectric.com)

**Phone:**  
**Commercial Customer Care:**  
866-832-6249  
**Residential Customer Care:**  
813-223-0800 (Hillsborough)  
863-299-0800 (Polk County)  
888-223-0800 (All Other Counties)

**Hearing Impaired/TTY:**  
7-1-1  
**Power Outage:**  
877-588-1010  
**Energy-Saving Programs:**  
813-275-3909

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Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
5/29/2024	96787

## Bill To

Berry Bay CDD  
c/o Inframark  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	6/28/2024

Description	Amount
Initial blue dye treatments for pond #19 - \$170/mo. Completed 05/28/2027	170.00

Thank you for your business.

<b>Total</b>	\$170.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$170.00

**CHECK REQUEST FORM**  
**Berry Bay**

<b>Date:</b>	5/7/2024
<b>Invoice#:</b>	05022024-01
<b>Vendor#:</b>	V00022
<b>Vendor Name:</b>	Berry Bay
<b>Pay From:</b>	Truist Acct# 6498
<b>Description:</b>	Series 2021 - FY 24 Tax Dist ID 673
<b>Code to:</b>	202.103200.1000
<b>Amount:</b>	\$1,288.17
<b>Requested By:</b>	<div>5/7/2024</div> <div><u>Teresa Farlow</u></div>

# BERRY BAY CDD

## DISTRICT CHECK REQUEST

**Today's Date** 5/2/2024  
**Check Amount** \$1,288.17  
**Payable To** Berry Bay CDD  
**Check Description** Series 2021 - FY 24 Tax Dist. ID 673  
**Special Instructions** Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric

Authorization

DM		
Fund	<u>001</u>	
G/L		
Object Code		
Chk #		Date



# BERRY BAY CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2024, TAX YEAR 2023

Net O&M  
Net DS  
Net Total

Dollar Amounts	Fiscal Year 2024 Percentages	
742,969.69	42.740%	0.427400
995,377.48	57.260%	0.572600
1,738,347.17	100.0000%	1.000000

99%

Date Received	Amount Received	42.74%	42.74%	57.26%	57.26%	Proof	Distribution Number & Date Transferred	Payments (CDD check#)
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue			
11/8/2023	2,621.02	1,120.22	1,120.22	1,500.80	1,500.80	-	644	426
11/17/2023	44,032.96	18,819.69	18,819.69	25,213.27	25,213.27	-	646	426
11/22/2023	71,815.68	30,694.03	30,694.03	41,121.65	41,121.65	-	647	432
12/5/2023	12,580.85	5,377.06	5,377.06	7,203.79	7,203.79	-	649	432
12/7/2023	860,215.47	367,656.15	367,656.15	492,559.32	492,559.32	-	651	432
12/15/2023	546,218.27	233,453.72	233,453.72	312,764.55	312,764.55	-	652	444
1/5/2024	7,944.94	3,395.67	3,395.67	4,549.27	4,549.27	-	655	444
2/2/2024	1,671.31	714.32	714.32	956.99	956.99	-	Int 2/2/24	466
2/7/2024	5,351.23	2,287.12	2,287.12	3,064.11	3,064.11	-	662	479
3/4/2024	150,429.66	64,293.65	64,293.65	86,136.01	86,136.01	-	665	503
4/2/2024	14,169.83	6,056.19	6,056.19	8,113.64	8,113.64	-	669	511
5/2/2024	\$2,249.69	961.52	961.52	1,288.17	1,288.17	-	673	
		-	-	-	-	-		
		-	-	-	-	-		
<b>TOTAL</b>	1,719,300.91	734,829.32	734,829.34	984,471.59	984,471.57			
<b>Net Total on Roll</b>	1,738,347.17		742,969.69		995,377.48			
<b>Collection Surplus / (Deficit)</b>	(19,046.26)		(8,140.35)		(10,905.91)			

## Hillsborough County Tax Collector - Distribution by Agency - CURRENT YEAR - for 04-01-2024 to 04-30-2024 dated 05-03-2024. - Run 05/02/2024 10:30AM

Distribution Category	Distribution ID	Act System Num	Funding Agency	Tax	Fees	Penalty	Interest	Discount	Allocated	Commission	Distributed Amt
Real Estate Current	673	DD0149	CYPRESS MILL CDD	420.50	0.00	0.00	0.00	0.00	420.50	8.41	412.09
Real Estate Current	673	DD0150	SPENCER CREEK	1,182.33	0.00	0.00	35.47	0.00	1,217.80	24.36	1,193.44
Real Estate Current	673	DD0151	SHELL POINT CDD	7,777.98	0.00	0.00	0.00	0.00	7,777.98	155.56	7,622.42
Real Estate Current	673	DD0152	CREEK PRESERVE CDD	5,246.24	0.00	0.00	78.69	0.00	5,324.93	106.50	5,218.43
Real Estate Current	673	DD0153	BELMONT II CDD	1,730.64	0.00	0.00	51.92	0.00	1,782.56	35.65	1,746.91
Real Estate Current	673	DD0154	FISHHAWK RANCH CDD	24,072.22	0.00	0.00	509.13	0.00	24,581.35	491.62	24,089.73
Real Estate Installment	673	DD0154	FISHHAWK RANCH CDD	2,375.59	0.00	0.00	54.36	0.00	2,429.95	48.60	2,381.35
Real Estate Current, Real Estate Installment	673	DD0154	FISHHAWK RANCH CDD	26,447.81	0.00	0.00	563.49	0.00	27,011.30	540.22	26,471.08
Real Estate Current	673	DD0157	NORTH PARK ISLE CDD	2,495.75	0.00	0.00	0.00	0.00	2,495.75	49.91	2,445.84
Real Estate Current	673	DD0159	HAWKSTONE CDD	568,806.15	0.00	0.00	65.01	98.59	568,969.75	11,379.40	557,590.35
Real Estate Current	673	DD0160	BERRY BAY CDD	2,228.75	0.00	0.00	66.86	0.00	2,295.61	45.92	2,249.69
Real Estate Current	673	DD0170	WATERSET SOUTH CDD	2,475.61	0.00	0.00	74.27	0.00	2,549.88	50.99	2,498.89
Real Estate Current	673	DE0001	GRANT STREET GROUP	0.00	118,127.66	0.00	0.00	0.00	118,127.66		118,127.66
Real Estate Installment	673	DE0001	GRANT STREET GROUP	0.00	15,325.00	0.00	0.00	0.00	15,325.00		15,325.00
Real Estate Current, Real Estate Installment	673	DE0001	GRANT STREET GROUP	0.00	133,452.66	0.00	0.00	0.00	133,452.66		133,452.66
Real Estate Current	673	DF0001	FLORIDA GREEN FINANCE AUTHORITY	10,800.04	0.00	0.00	484.14	0.00	11,284.18	225.69	11,058.49
Real Estate Installment	673	DF0001	FLORIDA GREEN FINANCE AUTHORITY	2,208.58	0.00	0.00	57.67	0.00	2,266.25	45.32	2,220.93
Real Estate Current, Real Estate Installment	673	DF0001	FLORIDA GREEN FINANCE AUTHORITY	13,008.62	0.00	0.00	541.81	0.00	13,550.43	271.01	13,279.42
Real Estate Current	673	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	4,938.65	0.00	0.00	148.16	0.00	5,086.81	101.74	4,985.07
Real Estate Installment	673	DF0002	FLORIDA RESILIENCY AND ENERGY DISTRICT	467.57	0.00	0.00	0.00	0.00	467.57	9.35	458.22
Real Estate Current, Real Estate Installment	673	DF0002	FLORIDA RESILIENCY AND ENERGY	5,406.22	0.00	0.00	148.16	0.00	5,554.38	111.09	5,443.29

**DISCLOSURE TECHNOLOGY SERVICES, LLC**

PO Box 812681

Boca Raton, FL 33481 US

+1 3059034654

accounting@dtsmuni.com

**INVOICE**

<b>BILL TO</b>	<b>INVOICE</b>	<b>1045</b>
Inframark	<b>DATE</b>	<b>01/24/2024</b>
<b>CDD:</b>		
Berry Bay Community Development District		

<b>BOND SERIES</b>	<b>BOND SERIES # 2</b>	<b>BOND SERIES # 3</b>
SPECIAL ASSESSMENT REV BONDS	2023	2021

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription - (Assessment Area Two)	1,500.00
DTS MUNI – CDA SaaS, 1 Year Subscription - (Assessment Area One)	1,500.00

Wire: City National Bank of Florida  
 ABA/Routing- 066004367  
 Account #- 30000615862  
 Account Name-Disclosure Technology Services LLC

**BALANCE DUE****\$3,000.00**

Checks: Disclosure Technology Services, LLC  
 PO Box 812681  
 Boca Raton, FL 33481

License Fee for FY 23/24



Sebees pest solutions  
11515 57th Street Cir E  
Parrish, FL 34219-5819 United States

Invoice #000590

Issue date  
May 3, 2024

# Invoice #000590

## Customer

Berry Bay Amenity .  
Angie.Grunwald@inframark.com  
813-509-1127  
5380 Night Tide Lane  
Wimauma, FL 33598

## Invoice Details

PDF created May 3, 2024  
\$90.00  
Service date April 30, 2024

## Payment

Due May 14, 2024  
\$90.00

Items	Quantity	Price	Amount
Monthly pest control service	1	\$90.00	\$90.00
<i>Once again, I completed the regular pest control service for the facility. During this service, I cleaned up the cobwebs from the exterior perimeter and pool area. also removed a couple of wasps nests . I inspected the yard for fire ant activity and found no visible evidence. I treated the perimeter,bathrooms, and pool area with liquid insecticide. There are no issues to report during today's service . Thank you again for all your support. If you have any concerns, please feel free to call. Thank you.</i>			

Subtotal \$90.00

**Total Due \$90.00**



## Pay online

To pay your invoice go to <https://squareup.com/u/SboJ3Y6R>  
Or open the camera on your mobile device and place the QR code in the camera's view.

**Straley Robin Vericker**

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

Berry Bay Community Development District  
 Inframark  
 2005 Pan Am Circle, Ste 300  
 Tampa, FL 33607

May 10, 2024

Client: 001543

Matter: 000001

Invoice #: 24563

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2024

**SERVICES**

Date	Person	Description of Services	Hours	Amount
4/1/2024	LB	PREPARE DRAFT QUARTERLY REPORT FOR PERIOD ENDED MARCH 31, 2024; FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.5	\$87.50
4/3/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/3/2024	KCH	REVIEW AGENDA AND ATTACHMENTS.	0.3	\$97.50
4/4/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$187.50
4/4/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.8	\$260.00
4/11/2024	JMV	PREPARE RESOLUTION FOR CDD ELECTIONS.	0.8	\$300.00
4/12/2024	MS	FINALIZE AND TRANSMIT RESOLUTION SETTING THE LANDOWNERS ELECTION AND EXHIBITS.	0.3	\$52.50
4/16/2024	JMV	PREPARE ELECTION MEMO FOR DISTRICT MANAGER.	0.3	\$112.50
4/24/2024	JMV	TELEPHONE CALL FROM B. LAMB RE: CDD BOUNDARY ISSUES.	0.4	\$150.00
4/26/2024	KCH	PREPARE FORM/REUSABLE FOOD TRUCK SERVICES AGREEMENT.	2.0	\$650.00
Total Professional Services			6.2	\$2,010.00

May 10, 2024

Client: 001543

Matter: 000001

Invoice #: 24563

Page: 2

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Total Services	\$2,010.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,010.00
Previous Balance		\$2,542.50
Less Payments		(\$2,542.50)
<b>PAY THIS AMOUNT</b>		<b>\$2,010.00</b>

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





5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

Berry Bay CDD  
2005 Pan Am Circle  
Suite 300  
Tampa, FL 33607

**Invoice MAN 20414**

PO#	Date
	05/31/2024
Sales Rep	Terms
Kody Dafoe	Net 30

**Property Address**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
#11933 - Repair broken 2in mainline at Marine Grass and Bromeliad Ave 5.21.24				

**Repair broken 2in Mainline at Marine grass and Bromeliad Ave. Will bury Mainline as deep as pipe will allow.**

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

Irrigation Repairs - 05/22/2024

\$716.93

<b>Total</b>	<b>\$716.93</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$716.93</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$26,163.76	\$0.00	\$0.00	\$0.00	\$0.00

**BLUE LIFE POOL SERVICE**  
 PO Box 1628  
 Land O Lakes, FL 34639 US  
 +1 8135975009  
 accounts@bluelifepools.com  
 www.bluelifepoolsfl.com

# Invoice


**BILL TO**

BERRY BAY  
 5380 NIGHT TIDE LN  
 WIMAUMA, FL 33598

**SHIP TO**

BERRY BAY  
 5380 NIGHT TIDE LN  
 WIMAUMA, FL 33598

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
14745	05/08/2024	\$320.00	06/07/2024	Net 30	

DATE		DESCRIPTION	QTY	RATE	AMOUNT
	<b>LIGHT REPAIR</b>	POOL LIGHT INSTALLATION	1	160.00	160.00
	<b>LABOR REPAIR</b>	FULL INSTALLATION	1	160.00	160.00

BALANCE DUE

**\$320.00**



**GATE PROS, INC.**

2550 US HIGHWAY 17 S  
WAUCHULA, FL 33873

**INVOICE**

Invoice Number: 11080

Invoice Date: May 20, 2024

Page: 1

Voice: 863-474-3090

Fax: 863-474-3084

**Bill To:**

BERRY BAY CDD  
2005 PAN AM CIRCLE, STE 300  
TAMPA, FL 33607

**Ship To:**

BERRY BAY  
POOL

Customer PO	Payment Terms	Sales Rep ID	Due Date
	Net 30 Days		6/19/24

Description	Amount
SERVICE CALL ON 4/17/2024	250.00
TEST LOCK ON MAIN POOL GATE.	
REMOVE PANIC BAR AND REPLACE MISSING SCREWS. REINSTALL, LUBRICATE AND TEST.	
FUEL SURCHARGE	25.00

A \$30 fee will be charged for returned checks.

1.5% Service Charge (18% APR) Charged on Past Due Accounts.

Additional fees will be assessed for accounts that are referred to collections.

Subtotal	275.00
Sales Tax	
Total Invoice Amount	275.00
Payment/Credit Applied	
<b>TOTAL</b>	<b>275.00</b>

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2024

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 May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL								TOTAL
	GENERAL	SERIES 2021	SERIES 2022	SERIES 2021	SERIES 2022	GENERAL	LONG-TERM		
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	DEBT		
	FUND	FUND	FUND	PROJECTS	PROJECTS	ACCOUNT	ACCOUNT		
				FUND	FUND	GROUP FUND	GROUP FUND		
<b>ASSETS</b>									
Cash - Operating Account	\$ 576,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,464	
Accounts Receivable	4,725	-	-	-	-	-	-	4,725	
Due From Developer	(2,852)	-	-	-	-	-	-	(2,852)	
Due From Other Funds	150,512	505,577	-	-	-	-	-	656,089	
Investments:									
Acq. & Construction - Amenity	-	-	-	381,365	-	-	-	381,365	
Acq. & Construction - Master	-	-	-	1	-	-	-	1	
Acquisition & Construction Account	-	-	-	-	234	-	-	234	
Construction Fund	-	-	-	4,236	-	-	-	4,236	
Construction Fund Custody	-	-	-	68,581	-	-	-	68,581	
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764	
Revenue Fund	-	383,193	145,472	-	-	-	-	528,665	
Fixed Assets									
Equipment and Furniture	-	-	-	-	-	122,485	-	122,485	
Construction Work In Process	-	-	-	-	-	18,293,605	-	18,293,605	
Amount Avail In Debt Services	-	-	-	-	-	-	497,448	497,448	
Amount To Be Provided	-	-	-	-	-	-	23,019,918	23,019,918	
<b>TOTAL ASSETS</b>	<b>\$ 728,849</b>	<b>\$ 1,386,459</b>	<b>\$ 591,547</b>	<b>\$ 454,183</b>	<b>\$ 234</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,094,728</b>	
<b>LIABILITIES</b>									
Accounts Payable	\$ 19,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,333	
Accrued Expenses	3,850	-	-	-	-	-	-	3,850	
Unearned Revenue	-	-	-	32,304	-	-	-	32,304	
Accounts Payable - Other	(400)	-	-	-	-	-	-	(400)	
Due To Developer	(5,084)	-	-	-	-	-	-	(5,084)	
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366	
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000	
Due To Other Funds	-	-	122,664	533,425	-	-	-	656,089	
<b>TOTAL LIABILITIES</b>	<b>17,699</b>	<b>-</b>	<b>122,664</b>	<b>565,729</b>	<b>-</b>	<b>-</b>	<b>23,517,366</b>	<b>24,223,458</b>	

## BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

## Balance Sheet

As of May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL							TOTAL
	GENERAL	SERIES 2021	SERIES 2022	SERIES 2021	SERIES 2022	GENERAL	LONG-TERM	
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	DEBT	
	FUND	FUND	FUND	PROJECTS	PROJECTS	ACCOUNT	ACCOUNT	
				FUND	FUND	GROUP FUND	GROUP FUND	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	1,386,459	468,883	-	-	-	-	1,855,342
Capital Projects	-	-	-	-	234	-	-	234
Unassigned:	711,150	-	-	(111,546)	-	18,416,090	-	19,015,694
<b>TOTAL FUND BALANCES</b>	<b>711,150</b>	<b>1,386,459</b>	<b>468,883</b>	<b>(111,546)</b>	<b>234</b>	<b>18,416,090</b>	<b>-</b>	<b>20,871,270</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 728,849</b>	<b>\$ 1,386,459</b>	<b>\$ 591,547</b>	<b>\$ 454,183</b>	<b>\$ 234</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,094,728</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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>				
Rental Income	\$ -	\$ 750	\$ 750	0.00%
Special Assmnts- Tax Collector	742,969	800,097	57,128	107.69%
Special Assmnts- CDD Collected	307,351	427,888	120,537	139.22%
Other Miscellaneous Revenues	-	800	800	0.00%
<b>TOTAL REVENUES</b>	<b>1,050,320</b>	<b>1,229,535</b>	<b>179,215</b>	<b>117.06%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,600	6,400	46.67%
ProfServ-Trustee Fees	4,100	9,789	(5,689)	238.76%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	10,000	21,080	(11,080)	210.80%
District Engineer	4,500	3,971	529	88.24%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	12,000	3,000	9,000	25.00%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	80	170	32.00%
Insurance - General Liability	3,671	3,166	505	86.24%
Public Officials Insurance	3,005	2,592	413	86.26%
Insurance -Property & Casualty	36,864	32,603	4,261	88.44%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	1,190	1,310	47.60%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Office Supplies	200	781	(581)	390.50%
Dues, Licenses, Subscriptions	175	4,903	(4,728)	2801.71%
<b>Total Administration</b>	<b>142,615</b>	<b>118,055</b>	<b>24,560</b>	<b>82.78%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	85,000	14,497	70,503	17.06%
Utility - StreetLights	190,000	111,738	78,262	58.81%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>126,235</b>	<b>148,765</b>	<b>45.90%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	-	1,195	(1,195)	0.00%
<b>Total Water Utility Services</b>	<b>-</b>	<b>1,195</b>	<b>(1,195)</b>	<b>0.00%</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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>				
ProfServ-Field Management	12,000	7,000	5,000	58.33%
ProfServ-Wildlife Management Service	11,200	6,200	5,000	55.36%
Waterway Management	2,500	6,345	(3,845)	253.80%
Contracts-Janitorial Services	14,952	10,523	4,429	70.38%
Contracts-Pools	19,200	14,820	4,380	77.19%
Contracts-Trash & Debris Removal	9,000	1,115	7,885	12.39%
Contracts - Landscape	329,653	203,575	126,078	61.75%
Amenity Center Pest Control	1,800	540	1,260	30.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	17,500	17,500	50.00%
R&M-Irrigation	-	717	(717)	0.00%
R&M-Monument, Entrance & Wall	2,500	3,375	(875)	135.00%
Landscape - Annuals	18,000	1,561	16,439	8.67%
Landscape - Mulch	35,000	5,250	29,750	15.00%
Landscape Maintenance	7,000	-	7,000	0.00%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	3,672	26,328	12.24%
R&M - Amenity Center	10,000	4,383	5,617	43.83%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	500	9,500	5.00%
Irrigation Maintenance	24,000	12,801	11,199	53.34%
Aquatic Maintenance	26,000	13,815	12,185	53.13%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	2,400	1,630	770	67.92%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>632,705</b>	<b>315,322</b>	<b>317,383</b>	<b>49.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,050,320</b>	<b>560,807</b>	<b>489,513</b>	<b>53.39%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	668,728	668,728	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>42,422</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 711,150</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	\$ -	\$ 32,051	\$ 32,051	0.00%
Special Assmnts- Tax Collector	991,775	984,828	(6,947)	99.30%
<b>TOTAL REVENUES</b>	<b>991,775</b>	<b>1,016,879</b>	<b>25,104</b>	<b>102.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	621,775	626,631	(4,856)	100.78%
<b>Total Debt Service</b>	<b>991,775</b>	<b>996,631</b>	<b>(4,856)</b>	<b>100.49%</b>
<b>TOTAL EXPENDITURES</b>	<b>991,775</b>	<b>996,631</b>	<b>(4,856)</b>	<b>100.49%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	20,248	20,248	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,366,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,386,459</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
Series 2022 Debt Service Fund (203)  
*(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	\$ -	\$ 20,645	\$ 20,645	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
<b>TOTAL REVENUES</b>	<b>443,575</b>	<b>457,787</b>	<b>14,212</b>	<b>103.20%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	90,000	90,000	-	100.00%
Interest Expense	353,575	355,656	(2,081)	100.59%
<b>Total Debt Service</b>	<b>443,575</b>	<b>445,656</b>	<b>(2,081)</b>	<b>100.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>443,575</b>	<b>445,656</b>	<b>(2,081)</b>	<b>100.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,131	12,131	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>456,752</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 468,883</b>		



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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	\$ -	\$ 18,030	\$ 18,030	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>18,030</b>	<b>18,030</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	32,222	(32,222)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>32,222</b>	<b>(32,222)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>32,222</b>	<b>(32,222)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(14,192)	(14,192)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(97,354)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (111,546)</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
Series 2022 Capital Projects Fund (303)  
*(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	\$ -	\$ 1,170	\$ 1,170	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>90,024</b>	<b>90,024</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	165,324	(165,324)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>165,324</b>	<b>(165,324)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>165,324</b>	<b>(165,324)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(75,300)	(75,300)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>75,534</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 234</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2024  
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>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>18,416,090</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 18,416,090</u></b>		

# Bank Account Statement

Berry Bay CDD

**Bank Account No.** 6498  
**Statement No.** 05\_24  
**Statement Date** 05/31/2024

<b>GL Balance (LCY)</b>	576,463.92	<b>Statement Balance</b>	604,249.75
<b>GL Balance</b>	576,463.92	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
		<b>Subtotal</b>	604,249.75
<b>Subtotal</b>	576,463.92	<b>Outstanding Checks</b>	-27,785.83
<b>Negative Adjustments</b>	0.00		
		<b>Ending Balance</b>	576,463.92
<b>Ending G/L Balance</b>	576,463.92		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
05/08/2024	Payment	BD00003	Deposit No. BD00003	200.00	200.00	0.00
05/17/2024	Payment	BD00004	Deposit No. BD00004	100.00	100.00	0.00
05/02/2024		JE000531	DS Pymnt Tax Collected	2,249.69	2,249.69	0.00
<b>Total Deposits</b>				2,549.69	2,549.69	0.00
<b>Checks</b>						
04/18/2024	Payment	521	Check for Vendor V00065	-325.00	-325.00	0.00
04/26/2024	Payment	525	Check for Vendor V00053	-150.00	-150.00	0.00
04/26/2024	Payment	526	Check for Vendor V00068	-700.00	-700.00	0.00
04/26/2024	Payment	527	Check for Vendor V00069	-500.00	-500.00	0.00
04/30/2024	Payment	528	Check for Vendor V00026	-1,114.67	-1,114.67	0.00
05/08/2024	Payment	529	Check for Vendor V00070	-3,000.00	-3,000.00	0.00
05/08/2024	Payment	530	Check for Vendor V00008	-2,139.00	-2,139.00	0.00
05/08/2024	Payment	531	Check for Vendor V00016	-200.00	-200.00	0.00
05/08/2024	Payment	532	Check for Vendor V00019	-200.00	-200.00	0.00
05/08/2024	Payment	533	Check for Vendor V00022	-1,288.17	-1,288.17	0.00
05/08/2024	Payment	534	Check for Vendor V00023	-7,766.67	-7,766.67	0.00
05/08/2024	Payment	536	Check for Vendor V00038	-200.00	-200.00	0.00
05/08/2024	Payment	537	Check for Vendor V00044	-35,961.95	-35,961.95	0.00
05/08/2024	Payment	538	Check for Vendor V00048	-1,246.00	-1,246.00	0.00
05/08/2024	Payment	539	Check for Vendor V00057	-2,000.00	-2,000.00	0.00
05/08/2024	Payment	540	Check for Vendor V00065	-330.00	-330.00	0.00
05/16/2024	Payment	541	Check for Vendor V00054	-90.00	-90.00	0.00
05/16/2024	Payment	542	Check for Vendor V00057	-320.00	-320.00	0.00
05/22/2024	Payment	543	Check for Vendor V00011	-2,010.00	-2,010.00	0.00
05/22/2024	Payment	544	Check for Vendor V00025	-4,256.13	-4,256.13	0.00
05/22/2024	Payment	545	Check for Vendor V00053	-275.00	-275.00	0.00
05/17/2024	Payment	DD203	Payment of Invoice 001050	-2,244.05	-2,244.05	0.00
05/17/2024	Payment	DD204	Payment of Invoice 001054	-557.33	-557.33	0.00
05/17/2024	Payment	DD205	Payment of Invoice 001102	-11,294.18	-11,294.18	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No.	6498						
Statement No.	05_24						
Statement Date	05/31/2024						
05/17/2024	Payment	DD206	Payment of Invoice 001096	-74.99	-74.99	0.00	
05/17/2024	Payment	DD207	Payment of Invoice 001120	-225.26	-225.26	0.00	
Total Checks				-78,468.40	-78,468.40	0.00	

Outstanding Checks							
05/08/2024	Payment	535	Check for Vendor V00024			-200.00	
05/31/2024	Payment	546	Check for Vendor V00008			-2,139.00	
05/31/2024	Payment	547	Check for Vendor V00044			-25,446.83	
Total Outstanding Checks						-27,785.83	

Outstanding Deposits

Total Outstanding Deposits

# BERRY BAY SITE INSPECTION. 6/20/24, 7:52 AM

Berry Bay CDD.

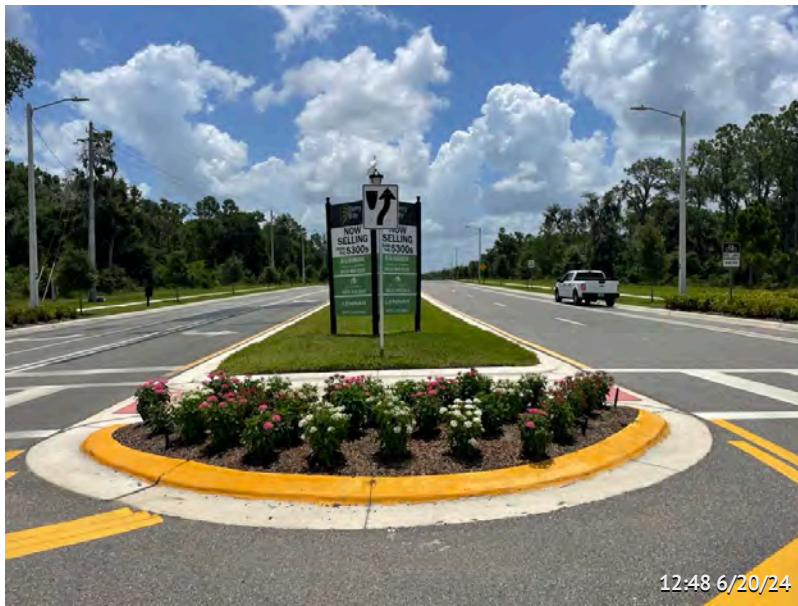
Thursday, June 20, 2024

Prepared For Board of supervisors.

68 Issue Identified

Gary Schwartz





### **Berry Grove Boulevard.**

Assigned To Sunrise.

The community entrance is clean and looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

The South Side entrance façade is clean and looks good.





**Berry Grove Boulevard.**

Assigned To Sunrise.

Trim the dead palm frond.



**Berry Grove Boulevard.**

Assigned To Sunrise.

There are a few Fern Plants in decline.





**301.**

Assigned To Sunrise.

Heading South on the sidewalk looks good.



**Berry Grove Boulevard.**

Assigned To Sunrise.

The North side entrance façade is clean and looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

Trim the dead palm fronds.



### **301.**

Assigned To Sunrise.

Heading North on the sidewalk looks good.





### **Berry Grove Boulevard.**

Assigned To Sunrise.

The median Pine trees are healthy and look good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

The median turf fertility has significantly improved.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

The median Sabal palm trees are healthy and look good.



### **Pond # 1.**

Assigned To First Choice Aquatics.

The pond looks good.





**Pond # 2.**

Assigned To First Choice Aquatics.  
The pond is heavily receded.



**Pond # 3.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

Make sure all tree rings are weeded and soft edged.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

No runners in the tree circles.





### **Pond # 19.**

Assigned To First Choice Aquatics.

The filamentous algae in the pond is dead, but the pond looks good overall.



### **Eagle Rock.**

Assigned To Sunrise.

The roundabout turf is healthy and looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

Trim any dead or hanging palm fronds..



### **Pond # 4.**

Assigned To First Choice Aquatics.

The receded pond looks good.





### **Pond # 5.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.  
Sunrise replaced multiple Sabal palm trees.



**Pond # 15.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Berry Grove Boulevard.**

Assigned To Sunrise.  
The median turf fertility is  
improving.





### **Pond # 12.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Star Anise.**

Assigned To Sunrise.  
The pocket park turf facility could  
use some improvement, but it looks  
good overall.



### **Gumbo Limbo.**

Assigned To Sunrise.

The pocket park looks good.



### **Pond # 6.**

Assigned To First Choice Aquatics.

The pond looks good.



**King Fern.**

Assigned To Sunrise.

The turf in the roundabout looks good.



**King Fern.**

Assigned To Sunrise.

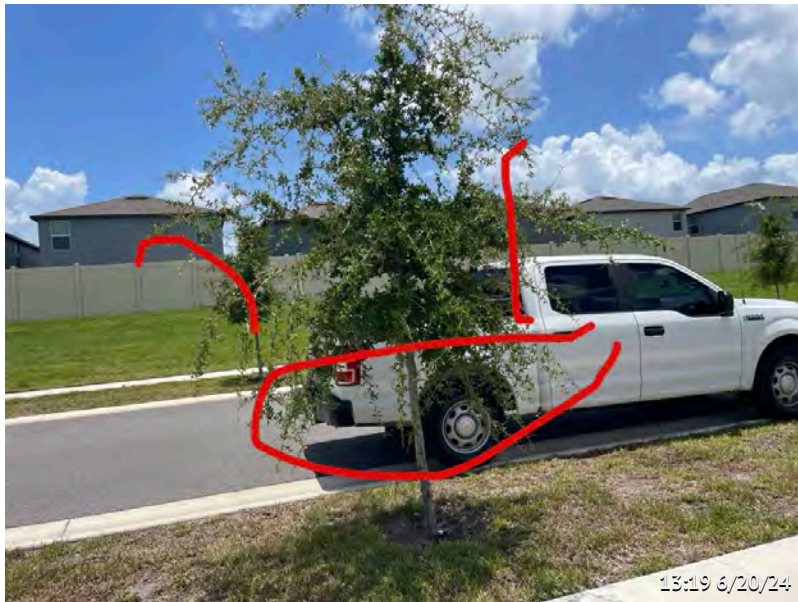
The turf in the roundabout looks good.





### **Pond # 11.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Juniper Cove.**

Assigned To Sunrise.  
Lift and shape the Elm trees.



**Pond # 10.**

Assigned To First Choice Aquatics.  
The pond is heavily receded.



**Pond # 21.**

Assigned To First Choice Aquatics.  
The pond looks good.





### **Saffold.**

Assigned To Sunrise.

Heading East on the sidewalk looks good.



### **Berry Bay Ave.**

Assigned To Sunrise.

The community entrance is clean and looks good.

**Pond # 9.**

Assigned To First Choice Aquatics.

The pond has a marginal amount of torpedo weed, but looks good overall.

**Pond # 8.**

Assigned To First Choice Aquatics.

There is torpedo grass in the pond. The trash in the pond needs to be removed.





### **Blue Azzure.**

Assigned To Sunrise.

Send Inframark at 30 day action plan to improve the turf fertility.



### **Pond # 7.**

Assigned To First Choice Aquatics.

There is a marginal amount of torpedo grass in the pond, but the pond looks good overall.



### **Plumberia.**

Assigned To Sunrise.

The pocket park looks good.



### **Pond # 14.**

Assigned To First Choice Aquatics.

The pond looks good.



### **Pond # 13.**

Assigned To Sunrise.

Minor Cattail growth, but the pond looks good overall



### **Marine Grass.**

Assigned To Sunrise.

The turf totally needs improvement.





**Pond # 16.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Pond # 20.**

Assigned To First Choice Aquatics.  
The pond has heavily receded.





### **Marine Grass Pond # 20.**

Assigned To District manager.

Hog root.



### **Pond # 22.**

Assigned To First Choice Aquatics.

The pond looks good.



**Pond # 17.**

Assigned To First Choice Aquatics.  
The receded pond looks good overall.



**Pond # 18.**

Assigned To First Choice Aquatics.  
The pond looks good.





### **Tidal Rock.**

Assigned To Sunrise.

Evaluate the Awabuki Viburnum for fungus.



### **Title Rock.**

Assigned To Sunrise.

The West Side amenity center parking lot entrance is clean and looks good.



### Tidal Rock.

Assigned To Sunrise.

The Sabal palm trees were recently fertilized. Sunrise will need to start trimming the dead palm fronds when the trees are healthier.



### Tidal Rock.

Assigned To Sunrise.

Send a 30 day action plan to improve the turf fertility issue.





### **Tidal Rock.**

Assigned To Sunrise.

The South side amenity center parking lot entrance is clean and looks good.



### **Tidal Rock.**

Assigned To Sunrise.

The playground looks good.





### **Tidal Rock.**

Assigned To Clubhouse manager.  
The picnic pavilion is clean and looks good.



### **Tidal Rock.**

Assigned To Clubhouse manager.  
The mailboxes are clean and look good.



### **Tidal Rock.**

Assigned To Sunrise.

The dog park looks good.



### **Tidal Rock.**

Assigned To Clubhouse manager.

The basketball court looks good.



### **Tidal Rock.**

Assigned To Sunrise.

Trim the ornamental grass off the sidewalk.



### **Tidal Rock.**

Assigned To Clubhouse manager.

The Pickleball court looks good.





### **Tidal Rock.**

Assigned To Clubhouse manager.

The amenity center is clean and looks good. All bathrooms are clean and fully functional.



### **Tidal Rock.**

Assigned To Sunrise.

The turf fertility conditions are improving inside the amenity center.



### **Tidal Rock.**

Assigned To Club manager.

The table and chairs are clean and look good.



### **Tidal Rock.**

Assigned To Blue Life.

The pool is clear and blue.





### **Tidal Rock.**

Assigned To Clubhouse manager.  
The amenity center clubhouse is clean and looks good.



### **Pond # 21.**

Assigned To First Choice Aquatics.  
The pond looks good.



AQUATIC WEED CONTROL, Inc.

Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694

Lake & Wetland Customer Service Report

Job Name: \_\_\_\_\_

Customer Number: 1289Customer: BERRY BAY CDD

Technician: Chris D

Date: 06/18/2024Time: 12:48 PM

Customer Signature: \_\_\_\_\_

Waterway Treatment	Algae	Submersed Weeds	Grasses and brush	Floating Weeds	Blue Dye	Inspection	Request for Service	Restriction	# of days
14	x		x						
13	x		x						
16	x		x						
15	x		x						
17	x		x						
22	x		x						
20	x		x						
18	x		x						
19	x		x						

CLARITY

☒ < 1'

☐ 1-2'

☐ 2-4'

☐ > 4'

FLOW

☒ None

☐ Slight

☐ Visible

METHOD

☒ ATV

☐ Airboat

☐ Backpack

☐ Boat

☐ Truck

CARP PROGRAM

☐ Carp observed

☐ Barrier Inspected

WATER LEVEL

☐ High

☐ Normal

☒ Low

WEATHER

☐ Clear

☒ Cloudy

☒ Windy

☐ Rainy

FISH and WILDLIFE OBSERVATIONS

☐ Alligator

☐ Catfish

☐ Gallinules

☐ Osprey

☐ Woodstork

☐ Anhinga

☐ Coots

☐ Gambusia

☐ Otter

☐ \_\_\_\_\_

☐ Bass

☐ Cormorant

☐ Herons

☐ Snakes

☐ \_\_\_\_\_

☐ Bream

☐ Egrets

☐ Ibis

☐ Turtles

☐ \_\_\_\_\_

NATIVE WETLAND HABITAT MAINTENANCE

☐ Arrowhead

☐ Bulrush

☐ Golden Canna

☐ Naiad

☐ \_\_\_\_\_

☐ Bacopa

☐ Chara

☐ Gulf Spikerush

☐ Pickerelweed

☐ \_\_\_\_\_

☐ Blue Flag Iris

☐ Cordgrass

☐ Lily

☐ Soft Rush

☐ \_\_\_\_\_

Beneficial Vegetation Notes:

☐ \_\_\_\_\_

☐ \_\_\_\_\_

☐ \_\_\_\_\_











**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_

Customer Number: 1289 Customer: BERRY BAY CDD

Technician: Chris D

Date: 06/18/2024 Time: 02:02 PM

Customer Signature: \_\_\_\_\_

[illegible]

☒  $< 1'$   
☐  $1-2'$   
☐  $2-4'$   
☐  $> 4'$

☒ None  
☐ Slight  
☐ Visible

☒ ATV  
☐ Airboat  
☐ Backpack

☐ Boat

☐ Truck

- ☐ Carp observed
- ☐ Barrier Inspected

☐ High  
☒ Normal  
☐ Low

☐ Clear  
☒ Cloudy  
☒ Windy  
☐ Rainy

<input type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

☒ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☐ Soft Rush ☐



**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_

Customer Number: 1289 Customer: BERRY BAY CDD

Technician: Shelby

Date: 06/18/2024 Time: 11:03 AM

Customer Signature: \_\_\_\_\_

[illegible]

☒  $< 1'$   
☐  $1-2'$   
☐  $2-4'$   
☐  $> 4'$

☒ None  
☐ Slight  
☐ Visible

☒ ATV  
☐ Airboat  
☐ Backpack

☐ Boat

☐ Truck

- ☐ Carp observed
- ☐ Barrier Inspected

☐ High  
☐ Normal  
☒ Low

☒ Clear  
☐ Cloudy  
☒ Windy  
☐ Rainy

<input checked="" type="checkbox"/> Alligator	<input type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input type="checkbox"/> Turtles	

<input checked="" type="checkbox"/> Arrowhead	<input type="checkbox"/> Bulrush	<input type="checkbox"/> Golden Canna
<input type="checkbox"/> Bacopa	<input type="checkbox"/> Chara	<input type="checkbox"/> Gulf Spikerush
<input type="checkbox"/> Blue Flag Iris	<input type="checkbox"/> Cordgrass	<input type="checkbox"/> Lily

☐ Naiad ☐ \_\_\_\_\_

☐ Pickerelweed

☒ Soft Rush ☐



**Orlando - Ft. Myers - Tampa - Daytona Beach 800-543-6694**

Job Name: \_\_\_\_\_  
Customer Number: 1289 Customer: BERRY BAY CDD  
Technician: Shelby  
Date: 06/18/2024 Time: 08:38 AM  
Customer Signature: \_\_\_\_\_

[illegible]

<u>CLARITY</u>	<u>FLOW</u>	<u>METHOD</u>	<u>CARP PROGRAM</u>	<u>WATER LEVEL</u>	<u>WEATHER</u>
<input checked="" type="checkbox"/> < 1'	<input checked="" type="checkbox"/> None	<input checked="" type="checkbox"/> ATV	<input type="checkbox"/> Boat	<input type="checkbox"/> Carp observed	<input checked="" type="checkbox"/> Clear
<input type="checkbox"/> 1-2'	<input type="checkbox"/> Slight	<input type="checkbox"/> Airboat	<input type="checkbox"/> Truck	<input type="checkbox"/> Barrier Inspected	<input type="checkbox"/> Cloudy
<input type="checkbox"/> 2-4'	<input type="checkbox"/> Visible	<input type="checkbox"/> Backpack		<input checked="" type="checkbox"/> Low	<input type="checkbox"/> Windy
<input type="checkbox"/> > 4'					<input type="checkbox"/> Rainy

<input type="checkbox"/> Alligator	<input checked="" type="checkbox"/> Catfish	<input type="checkbox"/> Gallinules	<input type="checkbox"/> Osprey	<input type="checkbox"/> Woodstork
<input type="checkbox"/> Anhinga	<input checked="" type="checkbox"/> Coots	<input type="checkbox"/> Gambusia	<input type="checkbox"/> Otter	<input type="checkbox"/> _____
<input type="checkbox"/> Bass	<input type="checkbox"/> Cormorant	<input checked="" type="checkbox"/> Herons	<input type="checkbox"/> Snakes	<input type="checkbox"/> _____
<input type="checkbox"/> Bream	<input type="checkbox"/> Egrets	<input type="checkbox"/> Ibis	<input checked="" type="checkbox"/> Turtles	

☒ Arrowhead      ☐ Bulrush      ☐ Golden Canna  
☐ Bacopa      ☐ Chara      ☒ Gulf Spikerush  
☐ Blue Flag Iris      ☐ Cordgrass      ☐ Lily

☐ Naiad ☐ \_\_\_\_\_

☒ Pickerelweed

☐ Soft Rush ☐ \_\_\_\_\_



