

**BERRY BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**AUGUST 01, 2024**

**REGULAR MEETING  
AGENDA PACKAGE**

**[Join the meeting now](#)**

**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  
Albert Viera, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Chloe Firebaugh, Assistant Secretary

## District Staff

Bryan Radcliff, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Thursday August 01, 2024 at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held August 01, 2024 at **2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

**Meeting ID:** 215 817 490 035 **Passcode:** 45UmMF  
**Dial-in by phone** +1 646-838-1601 **Pin:** 227 773 399#

### REGULAR MEETING OF BOARD OF SUPERVISORS

- 1. CALL TO ORDER/ROLL CALL**
- 2. PUBLIC COMMENTS ON AGENDA ITEMS**
- 3. BUSINESS ITEMS**
  - A. Consideration of Resolution 2024-09; Setting Fiscal Year 2025 Meeting Schedule
  - B. Discussion on Developer Funding Agreement
- 4. CONSENT AGENDA**
  - A. Approval of Minutes of the July 11, 2024 Public Hearing & Regular Meeting
  - B. Acceptance of the Financials and Approval of the Check Register for June 2024
- 5. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
    - i. Field Inspections Report
- 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
- 7. PUBLIC COMMENTS**
- 8. ADJOURNMENT**

\*Next regularly scheduled meeting is **September 05, 2024 at 2:00 p.m.**

**RESOLUTION 2024-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the District’s Board of Supervisors (hereinafter the “Board”), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

**WHEREAS**, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

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

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

**Section 1.** The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2025 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

**Section 2.** The District Manager is hereby directed to submit a copy of the Fiscal Year 2025 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

**Section 3.** This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS 1<sup>ST</sup> DAY OF AUGUST 2024.**

**ATTEST:**

**BERRY BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

\_\_\_\_\_  
**SECRETARY/ASSISTANT SECRETARY**

\_\_\_\_\_  
**CHAIR/VICE-CHAIRMAN**

**EXHIBIT A****BOARD OF SUPERVISORS MEETING DATES  
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT****FISCAL YEAR 2024/2025**

<b>October 3, 2024</b>	<b>2:00 p.m.</b>
<b>November 7, 2024</b>	<b>2:00 p.m.</b>
<b>December 5, 2024</b>	<b>2:00 p.m.</b>
<b>January 2, 2025</b>	<b>2:00 p.m.</b>
<b>February 6, 2025</b>	<b>2:00 p.m.</b>
<b>March 6, 2025</b>	<b>2:00 p.m.</b>
<b>April 3, 2025</b>	<b>2:00 p.m.</b>
<b>May 1, 2025</b>	<b>2:00 p.m.</b>
<b>June 5, 2025</b>	<b>2:00 p.m.</b>
<b>July 10, 2025</b>	<b>2:00 p.m.</b>
<b>August 7, 2025</b>	<b>2:00 p.m.</b>
<b>September 4, 2025</b>	<b>2:00 p.m.</b>

**All meetings will convene at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300,  
Tampa, FL 33607**



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

The Public Hearing and regular meeting of the Board of Supervisors of Berry Bay Community Development District was held on Thursday, July 11, 2024 and called to order at 2:43 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Ryan Motko	Assistant Secretary
Kelly Evans	Assistant Secretary
Chloe Firebaugh	Assistant Secretary <i>(via phone)</i>

Also present were:

Angie Grunwald	District Manager
Bryan Radcliff	District Manager
Jayna Cooper	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Gary Schwartz	Field Services Manager

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments on Agenda Items**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Recess to Public Hearings**

Mr. Radcliff requested the Board recess to Public Hearings.

**FOURTH ORDER OF BUSINESS**

**Public Hearing on Adopting Fiscal Year  
2025 Final Budget**

**A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Public Hearing on Adopting Fiscal Year 2025 Final Budget, was opened. 5-0
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**B. Staff Presentations**

**C. Public Comments**

There being none the next item followed.

July 11, 2024

BERRY BAY CDD

**D. Consideration of Resolution 2024-06, Adopting Final Fiscal Year 2025 Budget**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-06, Adopting Final Fiscal Year 2025 Budget, was adopted. 5-0

- The Board tabled a discussion of a Developer Funding Agreement to the next meeting scheduled for Thursday, August 1, 2024 at 2:00 p.m.

**E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget**

- The public hearing on Adopting Fiscal Year 2025 Final Budget, was closed.

**FIFTH ORDER OF BUSINESS                      Public Hearing on Levying O&M Assessments****A. Open Public Hearing on Levying O&M Assessments**

- The public hearing on Levying O&M Assessments, was opened.

**B. Staff Presentations****C. Public Comment**

There being none, the next item followed.

**D. Consideration of Resolution 2024-07, Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-07, Levying O&M Assessments, was adopted. 5-0

**E. Close Public Hearing on Levying O&M Assessments**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the Public Hearing on Levying O&M Assessments, was closed. 5-0

**SIXTH ORDER OF BUSINESS                      Return to Regular Meeting**

Mr. Radcliff requested the Board return to regular meeting.

**SEVENTH ORDER OF BUSINESS                      Business Items****A. Consideration of Resolution 2024-08, Re-Designating Officers**

The following persons were elected to the offices shown:

- |   |                   |                  |
|---|-------------------|------------------|
| • | Carlos de la Ossa | Chairperson      |
| • | Nick Dister       | Vice Chairperson |
| • | Brian Lamb        | Secretary        |

July 11, 2024

BERRY BAY CDD

- 88           •       Eric Davidson                           Treasurer
- 89           •       Bryan Radcliff                           Assistant Secretary
- 90           •       Kelly Evans                           Assistant Secretary
- 91           •       Chloe Firebaugh                           Assistant Secretary
- 92           •       Albert Viera                           Assistant Secretary

93

94           On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all

95           in favor, Resolution 2024-08, Re-Designating Officers replacing

96           Angie Grunwald with Bryan Radcliff as an Assistant Secretary,

97           was adopted, as outlined above. 5-0

98

99           **B. Consideration of Proposal to Spray Ponds and Stock Ponds with Catfish**

100

101           On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all

102           in favor, the proposal for fish stocking and midge fly treatments

103           was tabled to early next year, as discussed. 5-0

104

105           **C. Consideration of On-Site Manager Addendum to Management Contract**

106

107           On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all

108           in favor, an Addendum to the Management Contract regarding a

109           pay increase for the On-Site Manager, was approved. 5-0

110

111           **EIGHTH ORDER OF BUSINESS**

Consent Agenda

112           **A. Approval of Minutes of the June 06, 2024 Regular Meeting**

113           **B. Consideration of Operation and Maintenance May 2024**

114           **C. Acceptance of the Financials and Approval of the Check Register for May 2024**

115

116           On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all

117           in favor, the Consent Agenda, was approved. 5-0

118

119           **NINTH ORDER OF BUSINESS**

Staff Reports

120           **A. District Counsel**

121           **B. District Engineer**

122           **C. District Manager**

123           There being no reports, the next item followed.

124           **i. Field Inspections Report**

125           **ii. Aquatics Report**

126           The reports were included in the agenda package.

127

128           **TENTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and  
Comments**

- 129
- 130           •       Mr. de la Ossa requested Mr. Radcliff schedule a meeting at the Offices of Inframark
- 131           with *Sunrise Landscaping*.

July 11, 2024

BERRY BAY CDD

132

133 **ELEVENTH ORDER OF BUSINESS** **Public Comments**134 • Residents commented on vehicles speeding within the community, and issue with a  
135 boat that has been parked on the street behind a home.

136 • Mr. de La Ossa directed Mr. Radcliff to research a DPA with the Sheriff's office.

137

138 **TWELVETH ORDER OF BUSINESS** **Adjournment**

139 There being no further business,

140

141 On MOTION by Mr. de la Ossa seconded by Ms. Evans with all  
142 in favor the meeting was adjourned at 3:06 p.m. 5-0

143

144

145

146

147 \_\_\_\_\_  
148 Bryan Radcliff  
District Manager\_\_\_\_\_  
Chairperson/Vice Chairperson

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 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 June 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<b>ASSETS</b>								
Cash - Operating Account	\$ 582,800	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 582,800
Cash in Transit	-	14,170	(64,978)	-	-	-	-	(50,808)
Accounts Receivable	4,725	-	-	-	-	-	-	4,725
Due From Developer	(2,852)	-	-	-	-	-	-	(2,852)
Due From Other Funds	136,831	521,329	-	-	-	-	-	658,160
Investments:								
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	235	-	-	235
Construction Fund	-	-	-	390,304	-	-	-	390,304
Construction Fund Custody	-	-	-	68,886	-	-	-	68,886
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	386,597	213,039	-	-	-	-	599,636
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>\$ 721,504</b>	<b>\$ 1,419,785</b>	<b>\$ 594,136</b>	<b>\$ 459,191</b>	<b>\$ 235</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,128,307</b>

**LIABILITIES**

Accounts Payable	\$ 85,789	\$ 14,170	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 99,959
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	535,496	-	-	-	658,160
<b>TOTAL LIABILITIES</b>	<b>80,305</b>	<b>14,170</b>	<b>122,664</b>	<b>567,800</b>	<b>-</b>	<b>-</b>	<b>23,517,366</b>	<b>24,302,305</b>

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
Balance Sheet  
As of June 30, 2024  
(In Whole Numbers)

				SERIES 2021	SERIES 2022	GENERAL	GENERAL	
	GENERAL	SERIES 2021	SERIES 2022	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	PROJECTS FUND	PROJECTS FUND	ACCOUNT GROUP FUND	DEBT ACCOUNT GROUP FUND	TOTAL
<b>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,405,615	471,472	-	-	-	-	1,877,087
Capital Projects	-	-	-	-	235	-	-	235
Unassigned:	641,199	-	-	(108,609)	-	18,416,090	-	18,948,680
<b>TOTAL FUND BALANCES</b>	<b>641,199</b>	<b>1,405,615</b>	<b>471,472</b>	<b>(108,609)</b>	<b>235</b>	<b>18,416,090</b>	<b>-</b>	<b>20,826,002</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 721,504</b>	<b>\$ 1,419,785</b>	<b>\$ 594,136</b>	<b>\$ 459,191</b>	<b>\$ 235</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,128,307</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	802,029	59,060	107.95%
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>1,231,467</b>	<b>181,147</b>	<b>117.25%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	6,400	5,600	53.33%
ProfServ-Trustee Fees	4,100	9,789	(5,689)	238.76%
Disclosure Report	4,200	3,850	350	91.67%
District Counsel	10,000	23,601	(13,601)	236.01%
District Engineer	4,500	3,971	529	88.24%
District Manager	36,000	27,000	9,000	75.00%
Accounting Services	12,000	3,375	8,625	28.13%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	876	(626)	350.40%
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	3,528	(1,028)	141.12%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,125	375	75.00%
Miscellaneous Expenses	-	275	(275)	0.00%
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>129,335</b>	<b>13,280</b>	<b>90.69%</b>

**Electric Utility Services**

Utility - Electric	85,000	15,434	69,566	18.16%
Utility - StreetLights	190,000	126,391	63,609	66.52%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>141,825</b>	<b>133,175</b>	<b>51.57%</b>

**Water Utility Services**

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 June 30, 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	9,000	3,000	75.00%
ProfServ-Wildlife Management Service	11,200	6,200	5,000	55.36%
Waterway Management	2,500	8,484	(5,984)	339.36%
Contracts-Janitorial Services	14,952	10,523	4,429	70.38%
Contracts-Pools	19,200	18,709	491	97.44%
Contracts-Trash & Debris Removal	9,000	1,290	7,710	14.33%
Contracts - Landscape	329,653	232,120	97,533	70.41%
Amenity Center Pest Control	1,800	630	1,170	35.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	23,333	11,667	66.67%
R&M-Irrigation	-	2,148	(2,148)	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	7,636	(636)	109.09%
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	4,458	5,542	44.58%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	3,425	6,575	34.25%
Irrigation Maintenance	24,000	12,801	11,199	53.34%
Aquatic Maintenance	26,000	13,985	12,015	53.79%
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	2,310	90	96.25%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>632,705</b>	<b>370,910</b>	<b>261,795</b>	<b>58.62%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,050,320</b>	<b>643,265</b>	<b>407,055</b>	<b>61.24%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	588,202	588,202	0.00%

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2024  
General Fund (001)  
*(In Whole Numbers)*

<b>ACCOUNT DESCRIPTION</b>	<b>ANNUAL ADOPTED BUDGET</b>	<b>YEAR TO DATE ACTUAL</b>	<b>VARIANCE (\$) FAV(UNFAV)</b>	<b>YTD ACTUAL AS A % OF ADOPTED BUD</b>
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Installment Purchase Proceeds	-	10,577	10,577	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	-	<b>10,577</b>	<b>10,577</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 598,779</u>	<u>\$ 598,779</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>42,420</b>		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 641,199</b></u>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 35,594	\$ 35,594	0.00%
Special Assmnts- Tax Collector	991,775	1,000,441	8,666	100.87%
<b>TOTAL REVENUES</b>	<b>991,775</b>	<b>1,036,035</b>	<b>44,260</b>	<b>104.46%</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	-	39,404	39,404	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,366,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,405,615</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 23,234	\$ 23,234	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
<b>TOTAL REVENUES</b>	<b>443,575</b>	<b>460,376</b>	<b>16,801</b>	<b>103.79%</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	-	14,720	14,720	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>456,752</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 471,472</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 20,967	\$ 20,967	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>20,967</b>	<b>20,967</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	-	(11,255)	(11,255)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(97,354)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (108,609)</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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	\$ -	\$ 1,171	\$ 1,171	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>90,025</b>	<b>90,025</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	-	(75,299)	(75,299)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>75,534</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 235</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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.** 06/24  
**Statement Date** 06/30/2024

<b>GL Balance (LCY)</b>	582,799.71
<b>GL Balance</b>	582,799.71
<b>Positive Adjustments</b>	0.00
<b>Subtotal</b>	582,799.71
<b>Negative Adjustments</b>	0.00
<b>Ending G/L Balance</b>	582,799.71

<b>Statement Balance</b>	583,399.71
<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	583,399.71
<b>Outstanding Checks</b>	-600.00
<b>Ending Balance</b>	582,799.71

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
05/08/2024	Payment	535	Check for Vendor V00024	-200.00	-200.00	0.00
05/31/2024	Payment	546	Check for Vendor V00008	-2,139.00	-2,139.00	0.00
05/31/2024	Payment	547	Check for Vendor V00044	-25,446.83	-25,446.83	0.00
06/06/2024	Payment	548	Check for Vendor V00026	-2,725.62	-2,725.62	0.00
06/06/2024	Payment	549	Check for Vendor V00044	-716.93	-716.93	0.00
06/06/2024	Payment	550	Check for Vendor V00048	-1,296.00	-1,296.00	0.00
06/06/2024	Payment	551	Check for Vendor V00050	-275.00	-275.00	0.00
06/10/2024	Payment	552	Check for Vendor V00008	-170.00	-170.00	0.00
06/10/2024	Payment	553	Check for Vendor V00022	-1,932.27	-1,932.27	0.00
06/10/2024	Payment	554	Check for Vendor V00071	-518.25	-518.25	0.00
06/25/2024	Payment	557	Check for Vendor V00038	-200.00	-200.00	0.00
06/17/2024	Payment	DD208	Payment of Invoice 001121	-493.36	-493.36	0.00
06/17/2024	Payment	DD209	Payment of Invoice 001162	-74.99	-74.99	0.00
06/17/2024	Payment	DD210	Payment of Invoice 001105	-871.11	-871.11	0.00
06/17/2024	Payment	DD211	Payment of Invoice 001113	-557.33	-557.33	0.00
06/17/2024	Payment	DD212	Payment of Invoice 001192	-11,354.71	-11,354.71	0.00
<b>Total Checks</b>				-48,971.40	-48,971.40	0.00

## Outstanding Checks

06/25/2024	Payment	555	Check for Vendor V00016	-200.00
06/25/2024	Payment	556	Check for Vendor V00024	-200.00
06/25/2024	Payment	558	Check for Vendor V00019	-200.00
<b>Total Outstanding Checks</b>				-600.00



# BERRY BAY INSPECTION REPORT. 7/17/24, 3:39 PM

Berry Bay. CDD.

Wednesday, July 17, 2024

Prepared For Board of supervisors.

69 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 North side entrance façade is clean and looks good.





### 301.

Assigned To Sunrise.

Heading North on the sidewalk looks good.



### Berry Grove Boulevard.

Assigned To Sunrise.

The South side entrance façade is clean and looks good.





### Berry Grove Boulevard.

Assigned To Sunrise.

The dead Fern plants are scheduled to be replaced.



### 301.

Assigned To Sunrise.

Heading South 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 turf fertility in this section of the median is healthy and looks good.





### Berry Grove Boulevard.

Assigned To Sunrise.

Sunrise has scheduled their arborist to evaluate a handful of suspected diseased Sabal palm trees.



### Berry Grove Boulevard

Assigned To Sunrise.

Possible Fusarium Wilt. The arborist is scheduled to identify the health conditions of the tree.





### Berry Grove Boulevard

Assigned To Sunrise.

Trim the trees suckers.



### Pond # 1.

Assigned To First Choice Aquatics

District manager.

The receded pond looks good. The trash in the pond needs to be removed.



### **Pond # 2.**

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



### **Pond # 3.**

Assigned To First Choice Aquatics.  
The pond looks good.





**Pond # 4.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Pond # 5.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Pond # 19.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.  
The turf fertility conditions need improvement.





### **Pond # 15.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.  
The turf fertility needs improvement.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

The turf, trees, and ornamental grass is healthy and looks good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

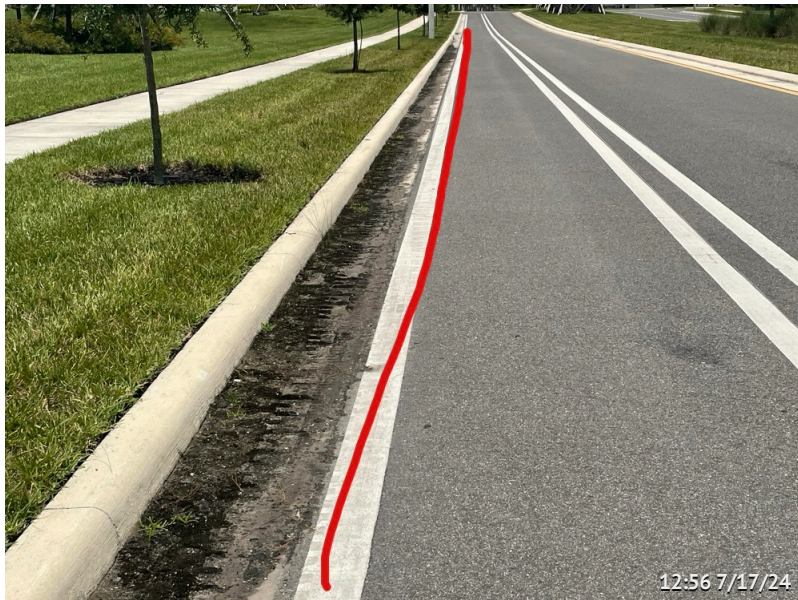
The Sabal palm trees will be evaluated by the arborist.





### **Pond # 12.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Berry Grove Boulevard.**

Assigned To District manager.  
The dirt on the side of the road  
needs to be swept.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

The newly installed Lantana plants are healthy and look good.



### **Berry Grove Boulevard.**

Assigned To Sunrise.

The roundabout looks good.





### **Berry Grove Boulevard.**

Assigned To Sunrise.

The median turf is healthy and looks good.



### **Star Anise.**

Assigned To Sunrise.

The turf conditions have improved.



### **Gumbo Limbo.**

Assigned To Sunrise.

The pocket park is clean and looks good.



### **Pond # 6.**

Assigned To First Choice Aquatics.

The pond looks good.





### Juniper Cove.

Assigned To Sunrise.

The turf fertility needs significant improvement.



### King Fern.

Assigned To Sunrise.

The West side roundabout looks good.



### King Fern.

Assigned To Sunrise.

The South side roundabout looks good.



### Juniper Cove.

Assigned To Sunrise.

Continue lifting the Elm trees.





### **Pond # 11.**

Assigned To First Choice Aquatics.  
There is minor torpedo weed in the pond, but the pond looks good overall.



### **Pond # 10.**

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



### **Pond # 9.**

Assigned To First Choice Aquatics.

The torpedo grass is the pond is beginning to die, but the pond looks good overall.



### **Berry Bay Avenue.**

Assigned To Sunrise.

The pocket park looks good.





### **Pond # 21.**

Assigned To First Choice Aquatics.  
The pond looks good.



### **Saffold.**

Assigned To Sunrise.  
Heading East on the sidewalk looks  
good.



### Berry Bay Avenue.

Assigned To Sunrise.

The community entrance is clean and looks good.



### Juniper Cove.

Assigned To Sunrise.

I reported the Irrigation issue to the account manager.





### **Pond # 8.**

Assigned To First Choice Aquatics.  
Most of the torpedo grass is  
beginning to die.



### **Blue Azzure.**

Assigned To Sunrise.  
The pocket park turf fertility needs  
improvement.



### **Pond # 7.**

Assigned To First Choice Aquatics.  
The torpedo grass in the pond is beginning to die.



### **Night Tide.**

Assigned To Sunrise.  
The parking lot entrance is clean and looks good.





**Night Tide.**

Assigned To Clubhouse manager.

The playground is clean and looks good.



**Night Tide.**

Assigned To Clubhouse manager.

The picnic pavilion is clean and looks good.



### Night Tide.

Assigned To Sunrise.

Trim the ornamental grass off the sidewalk throughout the parking lot.



### Night Tide.

Assigned To Clubhouse manager.

The basketball court is clean and looks good.





### Night Tide.

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



### Night Tide.

Assigned To Clubhouse manager.  
The Pickleball court is clean and looks good.



### Night Tide.

Assigned To District manager.

The Palm trees are scheduled to be trimmed.



### Night Tide.

Assigned To Clubhouse manager.

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





### Night Tide.

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



### Night Tide.

Assigned To Sunrise.

The turf fertility conditions need improvement.



### Night Tide.

Assigned To Blue Life.

The pool is clear and blue.



### Plumeria.

Assigned To Sunrise.

The pocket park looks good.





**Pond # 14.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Pond # 13.**

Assigned To First Choice Aquatics.  
The pond looks good.



### Coral Cove.

Assigned To District manager.

The district manager is aware of the fallen sign.



### Marine Grass.

Assigned To Sunrise.

The turf conditions are slowly improving.





**Pond # 16.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Pond # 20.**

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



**Pond # 17.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Pond bank # 17.**

Assigned To Sunrise.  
The Thatch on the turf must be mulched.





**Pond # 22.**

Assigned To First Choice Aquatics.  
The pond looks good.



**Pond # 18.**

Assigned To First Choice Aquatics.  
The pond looks good.



## **Eagle Rock.**

Assigned To Sunrise.

The roundabout looks good.