

**BERRY BAY
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 05, 2024

**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

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

Regular Meeting Agenda

Thursday, September 05, 2024, at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held on **September 05, 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](#)

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REGULAR MEETING OF BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENTS ON AGENDA ITEMS**
3. **BUSINESS ITEMS**
 - A. Consideration of the District's Engineers Supplemental Report
 - B. Consideration of the Supplemental Assessments Methodology Report
 - C. Consideration of Resolution 2024-13; Delegation Award
 - D. Consideration of Resolution 2024-14; FY 2025 Goals & Objectives
 - i. HB7013 – Special Districts Performance Measures & Standards Memo
 - E. Consideration of Resolution 2024-15; Redesignating Officers
 - F. Consideration of front Monuments Renovation Proposal
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the August 01, 2024 Regular Meeting
 - B. Approval of Minutes of the August 20, 2024 Public Hearing & Regular Meeting
 - C. Consideration of Operation and Maintenance July 2024
 - D. Acceptance of the Financials and Approval of the Check Register for July 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 **November 07, 2024 at 2:00 p.m.**

**Berry Bay Community
Development District**

Supplemental Report
of the District Engineer -
Assessment Area Three



Prepared for:
Board of Supervisors
Berry Bay Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

September 6, 2024



1.0 INTRODUCTION

The Berry Bay Community Development District ("the District") encompasses approximately 361.82 acres within Hillsborough County, Florida. The District is located within Sections 19, 29, and 30 Township 32 South, Range 20 East and is vacant land southeast of Sun City Center.

See Appendix A for a Location Map and Legal Descriptions and sketches of the District and of Assessment Area Three.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 20-07, adopted on March 10, 2020 and effective on March 11, 2020, for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. A Supplemental Report of the District Engineer, dated October 9, 2020, was prepared to provide a description and estimated costs of the public improvements and community facilities planned within Pods E, G, I, K, L, and M (Assessment Area One) of the District. A subsequent Supplemental Report of the District Engineer, dated January 20, 2023, was prepared to provide a description and estimated costs of the public improvements and community facilities planned within Pods D, F, F-2, I-2, and J (Assessment Area Two) of the District. A Master Report of the District Engineer, dated August 16, 2024, was prepared to provide a description and estimated costs of the public improvements and community facilities being planned within the Expansion Area of the District, including Pods A, B, and C. The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities being planned within Villages B and C (Assessment Area Three) of the District.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owners, Berry Bay Development LLC and Lennar Homes LLC, plan to construct public subdivision improvements and community facilities, including water management and control, water supply, sewer and wastewater management, roads, and professional and permitting fees for 31 units within Village B and 63 units within Village C, which total 94 units.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

The subdivision design includes both master and subdivision improvements with master improvements, including collector roads (N/S and E/W), wastewater pumping stations, stormwater pond excavation, and off-site improvements, i.e. water main and force main extensions and intersection improvements at US Highway 301 and Saffold Road. This work benefits the entire District. Specific Pod design benefits those parts of the community only. Detailed descriptions of the proposed public improvements and community facilities are provided in the following sections.



5.0 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District (SWFWMD). The water management and control plan for the District focuses on utilizing newly constructed ponds within upland areas and on-site wetlands for stormwater treatment and storage.

Any excavated soil from the ponds is anticipated to remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To provide stormwater storage and protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the wetlands and connecting flow ways.
4. To ensure that adverse stormwater impacts do not occur upstream or downstream as a result of constructing the District improvements during regulatory-defined rainfall events.
5. To satisfactorily accommodate stormwater runoff from adjacent off-site areas which may naturally drain through the District.
6. To preserve the function of the flood plain storage during the 100-year storm event.
7. To provide conveyance through storm sewer systems to the stormwater ponds providing stormwater treatment and storage.

Water management and control systems will be designed in accordance with Hillsborough County Land Development Code and technical standards related to stormwater treatment and SWFWMD Rules and Regulations. The District is anticipated to own and maintain these facilities.

5.1 WATER SUPPLY

The District is located within the Hillsborough County Utilities Department's service area which will provide water supply for potable water service and fire protection to the property.

The water supply systems will be designed in accordance with the Hillsborough County technical standards and will also own and maintain these facilities.

5.2 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Utilities Department's service area which will provide sewer and wastewater management service to the District via collection system within the subdivision road rights of way and interconnecting pump stations.

All sanitary sewer and wastewater management facilities will be designed in accordance with the Department's technical standards. The Department will own and maintain these facilities.



5.3 DISTRICT ROADS

The collector road providing access to all units within the community is considered a master improvement. The other subdivision streets connecting to the collector road are considered subdivision improvement that benefit those units within that phase. District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.

All roads will be designed in accordance with Hillsborough County's Land Development Code and technical standards and Land Development Code. These roads will be owned and maintained by Hillsborough County.

5.4 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and the SWFWMD impose fees for construction permits and plan reviews. These fees vary with the magnitude and size of the development. Additionally, engineering, surveying, and architecture services are needed for the subdivision, landscape, hardscape, and community recreational facilities' design, permitting, and construction. As well, development/construction management services are required for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities.

Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

These fees associated with public improvements may be funded by the District.

6.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES CONSTRUCTION COSTS

See Appendix B for the Construction Cost Estimate of the Public Improvements and Community Facilities for Assessment Area Three.

7.0 SUMMARY AND CONCLUSION

The District, as outlined above, is responsible for the functional development of the lands within the District and, except as noted above in this report, such public improvements and facilities are located within the boundary of the District.

The planning and design of the District were done in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on local reputable contractor pricing. The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The

**BERRY BAY CDD**

Supplemental Report of the District Engineer – Assessment Area Three

September 6, 2024

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labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

Hamid Sahebkar, P.E.
Florida License No. 39991



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Three
September 6, 2024

Appendix A LOCATION MAP AND LEGAL DESCRIPTIONS AND SKETCHES OF THE DISTRICT AND OF ASSESSMENT AREA THREE

SECTIONS 19, 29, & 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST
HILLSBOROUGH COUNTY, FLORIDA

LEGAL DESCRIPTION

PARCEL A

PARCEL 1:
THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; AND THAT PART OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING EAST OF U.S. HIGHWAY NO. 301.

PARCEL 2:
THAT PART OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, LYING SOUTH AND EAST OF U.S. HIGHWAY NO. 301 (STATE ROAD NO. 43) AND NORTHEAST OF DUG CREEK ROAD, AND NORTH AND WEST OF THE CENTERLINE OF AN EXISTING CREEK KNOWN AS DUG CREEK.

PARCEL 3:
A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30; THENCE SOUTH 08°04'40" WEST, ALONG THE WEST BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1,234.46 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SURVEY BY THE STATE ROAD DEPARTMENT OF U.S. HIGHWAY NO. 301E (S.R. NO. 43); THENCE NORTH 48°51'40" EAST ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 792.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT ON AN ARC OF 425.18 FEET, HAVING A RADIUS OF 1,432.40 FEET, SUBTENDED BY A CHORD OF 423.62 FEET, CHORD BEARING NORTH 40°21'20" WEST, TO THE INTERSECTION WITH THE CENTERLINE OF DUCK CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 47°29'50" EAST A DISTANCE OF 864.86 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT ON AN ARC OF 984.20 FEET, HAVING A RADIUS OF 8,084.64 FEET, SUBTENDED BY A CHORD OF 984.20 FEET, CHORD BEARING NORTH 01°50'35" EAST, TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF SURVEY WITH THE CENTERLINE OF DUCK CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 49°28'40" EAST A DISTANCE OF 50.00 FEET TO A POINT OF INTERSECTION WITH THE RIGHT OF WAY LINE OF SAID DUCK CREEK ROAD; THENCE ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 194.94 FEET FOR A POINT OF BEGINNING; THENCE NORTH 49°28'40" EAST, A DISTANCE OF 385.00 FEET TO A WITNESS CORNER; THENCE CONTINUE NORTH 49°28'40" EAST A DISTANCE OF 35.00 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING CREEK; THENCE MEANDER WESTERLY ALONG THE CENTERLINE OF SAID CREEK, A DISTANCE OF 450.00 FEET, MORE OR LESS, TO A POINT OF INTERSECTION OF SAID CREEK CENTERLINE WITH THE NORTHEASTLY RIGHT OF WAY LINE OF SAID DUCK CREEK ROAD; THENCE SOUTH 40°31'20" EAST ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 140.00 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

LESS:

TRACT 1

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 00°25'15" EAST, ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4, A DISTANCE OF 660.70 FEET; THENCE LEAVING SAID EAST LINE, NORTH 64°37'57" WEST, A DISTANCE OF 37.71 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE WESTERLY 40.60 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,285.00 FEET, A CENTRAL ANGLE OF 06°59'14", AND A CHORD BEARING AND DISTANCE OF NORTH 68°07'34" WEST 400.35 FEET; THENCE NORTH 26°45'23" WEST, A DISTANCE OF 105.87 FEET; THENCE NORTH 18°14'37" EAST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 264.08 FEET; THENCE NORTH 89°37'17" EAST, ALONG THE WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19, AND SAID NORTH LINE OF THE SOUTH 1/2, RESPECTIVELY, A DISTANCE OF 672.79 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

TRACT 2

A PARCELS OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12917, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LING IN THE SOUTHWEST 1/4 OF SECTION 34 AND THE NORTHWEST 1/4 OF SECTION 36, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°31'17" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND ITS WESTERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 672.79 FEET; THENCE SOUTH 18°14'37" WEST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-2504, DATED 04/27/65, A DISTANCE OF 543.79 FEET TO THE POINT OF BEGINNING; THENCE LEAVING SAID EAST RIGHT-OF-WAY, NORTH 63°14'37" EAST, A DISTANCE OF 105.84 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE EASTERLY 384.46 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 3,155.00 FEET, A CENTRAL ANGLE OF 06°58'55", AND A CHORD BEARING AND DISTANCE OF SOUTH 68°07'24" EAST 384.22 FEET; THENCE SOUTH 64°37'57" WEST, A DISTANCE OF 304.35 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT; THENCE NORTHEASTERLY ALONG SAID AFORESAID EAST RIGHT-OF-WAY OF U.S. HIGHWAY NO. 301 (STATE ROAD 43), 312.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°30'23", AND A CHORD BEARING AND DISTANCE OF NORTH 23°51'47" EAST 312.04 FEET; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, NORTH 18°14'37" EAST, A DISTANCE OF 263.90 FEET TO THE POINT OF BEGINNING.

ALSO LESS:

TRACT 3

A PARCEL OF LAND BEING A PORTION OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 12914, PAGE 304 OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, LYING IN THE NORTH 1/2 OF SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA; THENCE SOUTH 89°37'17" WEST, ALONG THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 19 AND ITS WESTERLY EXTENSION, RESPECTIVELY, A DISTANCE OF 672.79 FEET; THENCE SOUTH 18°14'37" WEST, ALONG THE EAST RIGHT-OF-WAY U.S. HIGHWAY NO. 301 (STATE ROAD 43), A 182.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO STATE OF FLORIDA, STATE ROAD DEPARTMENT RIGHT-OF-WAY MAP, SECTION 10010-250A, DATED 04/27/65, A DISTANCE OF 807.69 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT; THENCE CONTINUE ALONG SAID EAST RIGHT-OF-WAY, SOUTHWESTERLY 312.66 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,432.40 FEET, A CENTRAL ANGLE OF 12°30'23", AND A CHORD BEARING AND DISTANCE OF SOUTH 23°31'47" WEST 312.04 FEET; THENCE SOUTH 47°23'18" EAST, ALONG THE NORTHEASTERLY RIGHT-OF-WAY OF SAFFOLD ROAD (DUG CREEK ROAD), A 100.00 FEET WIDE RIGHT-OF-WAY ACCORDING TO THE RECORD MAP OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA, A DISTANCE OF 294.16 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 358.75 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 1,592.00 FEET, A CENTRAL ANGLE OF 17°14'39", AND A CHORD BEARING AND DISTANCE OF NORTH 44°54'40" EAST, A DISTANCE OF 440.00 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE NORTHEASTERLY 45.36 FEET ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 50.00 FEET, A CENTRAL ANGLE OF 53°07'48", AND A CHORD BEARING AND DISTANCE OF NORTH 51°55'57" EAST 44.72 FEET; THENCE SOUTH 64°33'57" EAST, A DISTANCE OF 588.37 FEET TO A POINT ON A CURVE TO THE LEFT; THENCE EASTERLY 634.95 FEET, MORE OR LESS, ALONG THE ARC OF SAID CURVE, HAVING A RADIUS OF 2,183.00 FEET, A CENTRAL ANGLE OF 16°39'57", AND A CHORD BEARING AND DISTANCE OF SOUTH 72°57'54" EAST 632.72 FEET TO THE CENTERLINE OF AN EXISTING CREEK KNOWN AS DUG CREEK; THENCE SOUTH SAID CENTERLINE OF DUG CREEK THE FOLLOWING TWENTY-FOUR (24) COURSES: 1) SOUTH 30°32'54" EAST, A DISTANCE OF 89.17 FEET; 2) SOUTH 68°14'41" EAST, A DISTANCE OF 88.61 FEET; 3) SOUTH 02°15'37" WEST, A DISTANCE OF 45.45 FEET; 4) SOUTH 20°53'14" EAST, A DISTANCE OF 45.45 FEET; 5) SOUTH 44°22'24" EAST, A DISTANCE OF 40.25 FEET; 6) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 7) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 8) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 9) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 10) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 11) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 12) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 13) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 14) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 15) SOUTH 04°43'38" WEST, A DISTANCE OF 41.07 FEET; 16) SOUTH 10°05'51" EAST, A DISTANCE OF 50.63 FEET; 17) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 18) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 19) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 20) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 21) SOUTH 02°58'04" WEST, A DISTANCE OF 50.43 FEET; 22) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 23) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 24) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 25) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 26) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 27) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 28) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 29) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 30) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 31) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 32) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 33) SOUTH 04°43'38" WEST, A DISTANCE OF 41.07 FEET; 34) SOUTH 10°05'51" EAST, A DISTANCE OF 50.63 FEET; 35) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 36) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 37) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 38) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 39) SOUTH 02°58'04" WEST, A DISTANCE OF 50.43 FEET; 40) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 41) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 42) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 43) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 44) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 45) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 46) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 47) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 48) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 49) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 50) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 51) SOUTH 04°43'38" WEST, A DISTANCE OF 41.07 FEET; 52) SOUTH 10°05'51" EAST, A DISTANCE OF 50.63 FEET; 53) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 54) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 55) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 56) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 57) SOUTH 02°58'04" WEST, A DISTANCE OF 50.43 FEET; 58) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 59) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 60) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 61) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 62) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 63) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 64) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 65) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 66) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 67) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 68) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 69) SOUTH 04°43'38" WEST, A DISTANCE OF 41.07 FEET; 70) SOUTH 10°05'51" EAST, A DISTANCE OF 50.63 FEET; 71) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 72) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 73) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 74) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 75) SOUTH 02°58'04" WEST, A DISTANCE OF 50.43 FEET; 76) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 77) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 78) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 79) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 80) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 81) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 82) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 83) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 84) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 85) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 86) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 87) SOUTH 04°43'38" WEST, A DISTANCE OF 41.07 FEET; 88) SOUTH 10°05'51" EAST, A DISTANCE OF 50.63 FEET; 89) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 90) SOUTH 74°46'38" WEST, A DISTANCE OF 45.55 FEET; 91) NORTH 89°30'12" WEST, A DISTANCE OF 43.79 FEET; 92) SOUTH 43°10'16" WEST, A DISTANCE OF 33.52 FEET; 93) SOUTH 02°58'04" WEST, A DISTANCE OF 50.43 FEET; 94) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 95) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 96) SOUTH 04°14'11" WEST, A DISTANCE OF 79.25 FEET; 97) SOUTH 14°31'56" WEST, A DISTANCE OF 67.65 FEET; 98) SOUTH 59°36'42" WEST, A DISTANCE OF 61.85 FEET; 99) SOUTH 30°06'48" WEST, A DISTANCE OF 55.43 FEET; 100) SOUTH 37°17'05" WEST, A DISTANCE OF 90.87 FEET; 101) SOUTH 20°05'49" WEST, A DISTANCE OF 32.83 FEET; 102) SOUTH 21°14'11" WEST, A DISTANCE OF 63.40 FEET; 103) SOUTH 06°14'11" WEST, A DISTANCE OF 39.62 FEET; 104) SOUTH 02°58'04" EAST, A DISTANCE OF 50.43 FEET; 105) SOUTH 04°43'38" WEST, A DISTANCE OF 41.07 FEET; 106) SOUTH 10°05'51" EAST, A DISTANCE OF 50.63 FEET; 107) SOUTH 51°46'38" WEST, A DISTANCE OF 34.89 FEET; 108) SOUTH 74°4

AND

PARCEL B

A PARCEL OF LAND LYING IN SECTIONS 19 AND 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, EXPLICITLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID SECTION 30 FOR THE POINT OF BEGINNING, THENCE ON THE EAST BOUNDARY THEREOF SOUTH 00°11'40" WEST, A DISTANCE OF 3157.65 FEET MORE OR LESS TO THE CENTERLINE OF A CREEK; THENCE MEANDER NORTHEASTERLY, EASTERLY, NORTHWESTERLY, AND NORTHERLY ALONG THE CENTERLINE OF SAID CREEK TO THE NORTH BOUNDARY OF SAID SECTION 30 AND A POINT WHICH BEARS SOUTH 89°10'52" WEST, A DISTANCE OF 2194.61 FEET MORE OR LESS FROM THE POINT OF BEGINNING; THENCE ON SAID NORTH BOUNDARY THE SAME BEING THE SOUTH BOUNDARY OF AFORESAID SECTION 19, NORTH 89°10'52" EAST, A DISTANCE OF 2202.57 FEET TO THE POINT OF BEGINNING.

AND

A PARCEL OF LAND LYING IN SECTION 30, TOWNSHIP 32 SOUTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

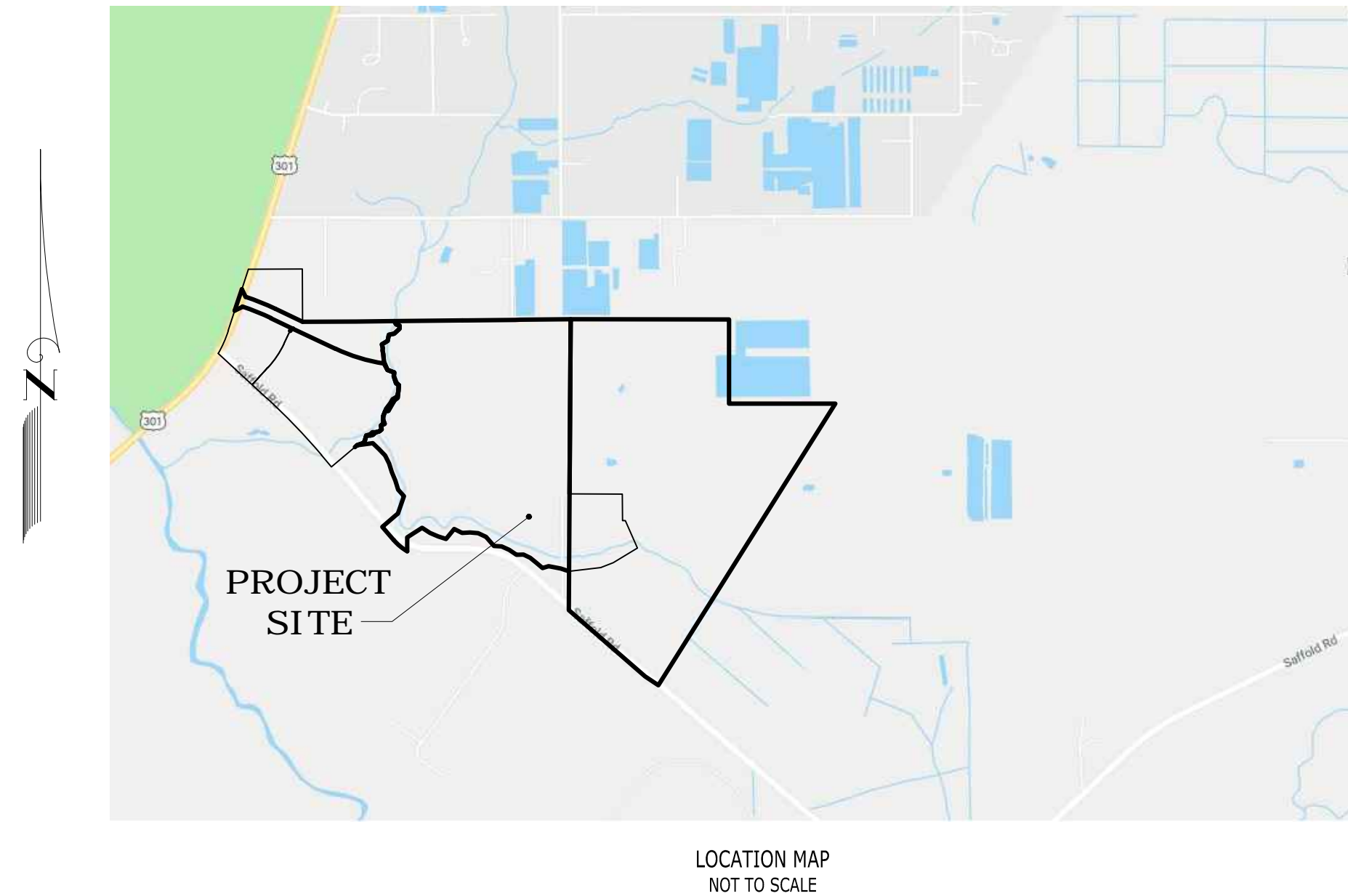
COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 30, THENCE SOUTH 00°08'40" WEST ALONG THE WEST BOUNDARY OF SAID SECTION 30, A DISTANCE OF 1234.46 FEET TO A POINT OF INTERSECTION WITH THE CENTERLINE OF SURVEY BY THE STATE ROAD DEPARTMENT OF U.S. HIGHWAY 301N (S.R. 423); THENCE NORTH 48°51'40" EAST, ALONG SAID CENTERLINE OF SURVEY, A DISTANCE OF 792.38 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT ON AN ARC OF 425.18 FEET, HAVING A RADIUS OF 1432.40 FEET; SUBTENDED BY A CHORD OF 423.62 FEET; CHORD BEARING NORTH 40°21'20" EAST TO THE INTERSECTION WITH THE CENTERLINE OF DUG CREEK ROAD; THENCE ALONG SAID CENTERLINE SOUTH 47°29'50" EAST, A DISTANCE OF 864.86 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE RIGHT ON AN ARC OF 984.20 FEET, HAVING A RADIUS OF 8084.64 FEET; SUBTENDED BY A CHORD OF 983.59; CHORD BEARING SOUTH 44°00'35" EAST; THENCE LEAVING SAID CENTERLINE NORTH 49°28'40" EAST, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF SAID DUG CREEK ROAD; THENCE SOUTH 00°31'20" EAST, ALONG SAID RIGHT-OF-WAY LINE A DISTANCE OF 1175.76 FEET TO A POINT OF BEGINNING; THENCE NORTH 49°28'40" EAST, A DISTANCE OF 219.78 FEET TO A WITNESS CORNER; THENCE CONTINUE NORTH 49°28'40" EAST, A DISTANCE OF 35 FEET, MORE OR LESS, TO THE CENTERLINE OF AN EXISTING CREEK; THENCE ALONG SAID CENTERLINE OF CREEK NORTH 00°11'40" EAST, A DISTANCE OF 38 FEET, MORE OR LESS, TO A POINT LYING NORTH OF SAID CREEK; THENCE ALONG SAID CENTERLINE OF CREEK SOUTH 00°11'40" WEST, A DISTANCE OF 38 FEET, MORE OR LESS, TO SAID WITNESS CORNER; SAID POINT ALSO BEING A POINT ON A CURVE ON THE NORTHEASTERLY RIGHT-OF-WAY LINE OF DUG CREEK ROAD; THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A CURVE TO THE RIGHT ON AN ARC OF 118.77 FEET, HAVING A RADIUS OF 637.11 FEET, SUBTENDED BY A CHORD OF 117.70 FEET; BEARING NORTH 45°49'20" WEST TO A POINT OF TANGENCY; THENCE NORTH 40°31'20" WEST, A DISTANCE OF 219.00 FEET TO THE POINT OF BEGINNING. A/K/A PARCEL 24, BEING THE SAME PROPERTY AS PARCEL 1 AS RECORDED IN O.R. BOOK 8210, PAGE 735, OF THE PUBLIC RECORDS OF HILLSBOROUGH COUNTY, FLORIDA.

AND

PARCEL C

COMMENCING AT THE NORTHWEST CORNER OF SECTION 29, TOWNSHIP 32 NORTH, RANGE 20 EAST, HILLSBOROUGH COUNTY, FLORIDA FOR A POINT OF BEGINNING; FROM SAID POINT OF BEGINNING RUN THENCE SOUTH 89°55'26" EAST ALONG THE NORTH BOUNDARY OF SAID SECTION 29 A DISTANCE OF 1978.97 FEET; THENCE RUN SOUTH 00°07'21" EAST A DISTANCE OF 1050.68 FEET; THENCE RUN SOUTH 89°55'26" EAST, ALONG THE LINE 1050.68 FEET SOUTH OF AND PARALLEL WITH THE NORTH BOUNDARY OF SAID SECTION 29, A DISTANCE OF 1328.30 FEET TO THE WESTERLY RIGHT-OF-WAY OF THE SEABOARD COAST LINE RAILROAD; THENCE RUN SOUTH 32°12'05" WEST ALONG SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 4154.56 FEET TO THE NORTHERLY RIGHT-OF-WAY OF DUG CREEK (SAFFOLD ROAD); THENCE RUN NORTH 00°55'13" WEST ALONG THE NORTHERLY RIGHT-OF-WAY OF SAID ROAD, A DISTANCE OF 197.07 FEET, CONTINUE THENCE ALONG SAID NORTHERLY ROAD RIGHT-OF-WAY NORTH 49°53'00" WEST A DISTANCE OF 1247.22 FEET TO A POINT ON THE WEST BOUNDARY OF SAID SECTION 29; THENCE RUN NORTH 00°19'49" EAST ALONG THE SAID WEST BOUNDARY, A DISTANCE OF 509.44 FEET TO THE CENTERLINE OF A CREEK; THENCE MEANDER ALONG THE CENTERLINE OF SAID CREEK THE FOLLOWING COURSES: NORTH 83°08'26" EAST, A DISTANCE OF 396.27 FEET; THENCE NORTH 69°26'38" EAST, A DISTANCE OF 169.65 FEET; THENCE NORTH 58°52'30" EAST, A DISTANCE OF 353.16 FEET; THENCE NORTH 23°46'27" EAST, A DISTANCE OF 377.31 FEET (END OF COURSE); THENCE NORTH 89°40'11" WEST, A DISTANCE OF 38.84 FEET; THENCE RUN NORTH 00°19'49" EAST, A DISTANCE OF 330 FEET; THENCE RUN NORTH 89°40'11" WEST, A DISTANCE OF 660.00 FEET TO THE WEST BOUNDARY OF SAID SECTION 29; THENCE RUN NORTH 00°19'49" EAST ALONG SAID WEST BOUNDARY, A DISTANCE OF 2178.97 FEET TO THE NORTHWEST CORNER OF SAID SECTION 29, ALSO BEING THE POINT OF BEGINNING, ALSO INCLUDING AN EASEMENT FOR INGRESS AND EGRESS CONSISTING OF THAT PORTION OF THE WEST 30.00 FEET OF SAID SECTION 29, COMMENCING AT A POINT 2178.97 FEET SOUTH OF THE NORTHWEST CORNER OF SAID SECTION 29; THENCE RUNNING SOUTHERLY AND TERMINATING AT THE NORTH RIGHT-OF-WAY LINE OF DUG CREEK (SAFFOLD ROAD).

TOTAL OVERALL PROPERTY CONTAINING 361.816 ACRES

[illegible]

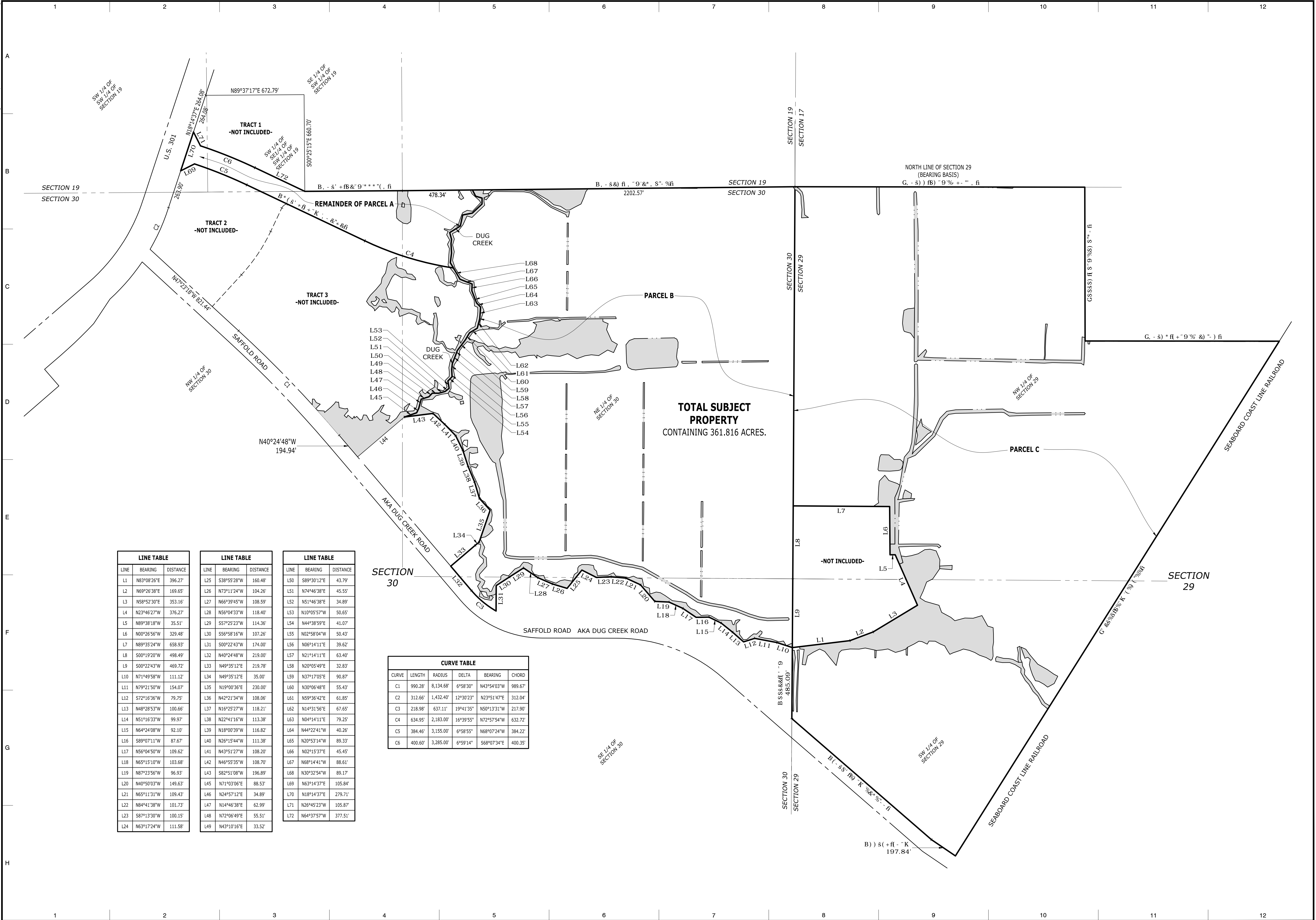
BERRY BAY

EISENHOWER PROPERTY GROUP
HILLSBOROUGH COUNTY, FLORIDA

CDD EXHIBIT

JOB NO:	00083-2018-1163
FIELD BOOK:	K1617
DATE:	12/03/2018
SCALE:	AS SHOWN

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KING ENGINEERING ASSOCIATES, INC. 1163 HILLSBOROUGH COUNTY, FLORIDA 34654-1163



Berry Bay Community Development District

Assessment Area 3 Legal Description

DESCRIPTION: BERRY BAY VILLAGE B (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in Sections 19 & 30, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the westernmost point of Tract 301, Berry Bay Subdivision Villages E, G And L, according to the plat thereof, as recorded in Plat Book 142, Page 76 of the Public Records of Hillsborough County, Florida; thence along the southerly boundary of said Tract 301, S 71°45'23" E, a distance of 30.00 feet; thence N 18°14'37" E, a distance of 21.72 feet; thence N 63°14'37" E, a distance of 37.45 feet; thence S 67°51'40" E, a distance of 442.57 feet; thence S 64°37'57" E, a distance of 156.17 feet; thence leaving said southerly boundary, S 25°22'03" W, a distance of 184.26 feet; thence southwesterly, 228.07 feet along the arc of a tangent curve to the right having a radius of 1108.00 feet and a central angle of 11°47'37" (chord bearing S 31°15'52" W, 227.67 feet); thence S 38°29'48" W, a distance of 51.64 feet; thence southwesterly, 53.76 feet along the arc of a non-tangent curve to the right having a radius of 1108.00 feet and a central angle of 02°46'47" (chord bearing S 41°13'19" W, 53.75 feet); thence S 42°36'42" W, a distance of 139.20 feet; thence S 55°01'09" W, a distance of 51.20 feet; thence S 42°36'42" W, a distance of 55.20 feet; thence westerly, 47.12 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 90°00'00" (chord bearing S 87°36'42" W, 42.43 feet); thence S 42°36'42" W, a distance of 20.00 feet to the North right-of-way line of Safford Road (100' Public right-of-way), as recorded in Official Records Book 1777, Page 1017, of the Public Records of Hillsborough County, Florida; thence along said North right-of-way, N 47°23'18" W, a distance of 452.00 feet to the East right-of-way of US Highway 301 (182' Public right-of-way) according to Florida Department of Transportation Right-of-Way map, Section 10010-2504, Dated 04/27/1965; thence along said East right-of-way, northeasterly, 312.66 feet along the arc of a non-tangent curve to the left having a radius of 1432.40 feet and a central angle of 12°30'23" (chord bearing N 23°51'47" E, 312.04 feet); thence N 18°14'37" E, a distance of 258.04 feet; to the **POINT OF BEGINNING**.

Containing 9.519 acres, more or less.

Together with:

DESCRIPTION: BERRY BAY VILLAGE C (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in Section 30, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the westernmost point of Tract 301, Berry Bay Subdivision Villages E, G And L, according to the plat thereof, as recorded in Plat Book 142, Page 76 of the Public Records of Hillsborough County, Florida; thence along the southerly boundary of said Tract 301 and Tract 303, the following five (5) courses; 1) S 71°45'23" E, a distance of 30.00 feet; 2) N 18°14'37" E, a distance

of 21.72 feet; 3) N 63°14'37" E, a distance of 37.45 feet; 4) S 67°51'40" E, a distance of 442.57 feet; 5) S 64°37'57" E, a distance of 260.17 feet thence leaving said southerly boundary, S 25°22'03" W, a distance of 58.00 feet to the to the **POINT OF BEGINNING**; thence S 64°37'57" E, a distance of 626.73 feet; thence N 25°22'03" E, a distance of 33.01 feet; thence northerly, 26.49 feet along the arc of a tangent curve to the left having a radius of 45.00 feet and a central angle of 33°44'02" (chord bearing N 08°30'02" E, 26.11 feet); thence S 64°37'57" E, a distance of 77.58 feet; thence S 25°22'03" W, a distance of 153.00 feet; thence southwesterly, 31.34 feet along the arc of a tangent curve to the right having a radius of 85.00 feet and a central angle of 21°07'22" (chord bearing S 35°55'44" W, 31.16 feet); thence S 43°30'35" E, a distance of 9.63 feet; thence S 25°22'03" W, a distance of 160.90 feet; thence N 64°37'57" W, a distance of 100.00 feet; thence S 25°22'03" W, a distance of 510.10 feet; thence S 47°23'18" E, a distance of 17.30 feet; thence S 42°36'42" W, a distance of 204.08 feet to the North right-of-way line of Safford Road (100' Public right-of-way), as recorded in Official Records Book 1777, Page 1017, of the Public Records of Hillsborough County, Florida; thence along said North right-of-way, northwesterly, 511.50 feet along the arc of a non-tangent curve to the left having a radius of 8134.68 feet and a central angle of 03°36'10" (chord bearing N 45°35'13" W, 511.42 feet); thence N 47°23'18" W, a distance of 194.45 feet; thence leaving said North right-of-way, N 42°36'32" E, a distance of 20.00 feet; thence northerly, 47.12 feet along the arc of a non-tangent curve to the right having a radius of 30.00 feet and a central angle of 89°59'53" (chord bearing N 02°23'14" W, 42.43 feet); thence N 42°36'42" E, a distance of 229.57 feet; thence northeasterly, 395.86 feet along the arc of a non-tangent curve to the left having a radius of 1220.48 feet and a central angle of 18°35'02" (chord bearing N 33°57'31" E, 394.13 feet); thence N 25°22'03" E, a distance of 110.00 feet; to the **POINT OF BEGINNING**.

Containing 14.045 acres, more or less.

Altogether, totaling 23.564 acres, more or less.



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Three
September 6, 2024

Appendix B CONSTRUCTION COST ESTIMATE

Berry Bay CDD

AA3 ER Costs

Lots		31	63	94
<u>Infrastructure</u>	<u>Master Costs</u>	<u>Village B</u>	<u>Village C</u>	<u>Total AA3 Project</u>
Master Roads	\$ 1,250,000			\$ 1,250,000
Subdivision Roads		\$ 300,000	\$ 565,000	\$ 865,000
Pond Excavation and Stormwater Management		\$ 250,000	\$ 1,516,000	\$ 1,766,000
Sewer and Wastewater Management		\$ 195,000	\$ 1,160,000	\$ 1,355,000
Potable Water		\$ 240,000	\$ 530,000	\$ 770,000
Power Infrastructure		\$ 50,000	\$ 100,000	\$ 150,000
Hardscapes, Landcape Buffers	\$ 200,000	\$ 20,000	\$ 55,000	\$ 275,000
Amenities, Entries	\$ 1,000,000			\$ 1,000,000
Environmental	\$ 50,000			\$ 50,000
Professional and Permit Fees	\$ 200,000	\$ 150,000	\$ 250,000	\$ 600,000
Total	\$ 2,700,000	\$ 1,205,000	\$ 4,176,000	\$ 8,081,000

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

SERIES 2024 THIRD SUPPLEMENTAL ASSESSMENT METHODOLOGY REPORT

Report Date:

September 6th 2024

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I. INTRODUCTION

This *Third Supplemental Assessment Methodology Report* (the “Third Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology per the Master Methodology Report (the “Master Report”) dated March 26, 2020, and the Master Assessment Methodology Report, Expansion Area Report (the “Expansion Report”) dated August 20, 2024, specifically to support the issuance of the Series 2024 Bonds (as defined below) which will fund a portion of the District’s Capital Infrastructure Program (CIP).

II. DEFINED TERMS

“Assessable Property” – All property within the District that receives a special benefit from the CIP. (“Assessable Property” does not include property not subject to the special assessments such as publicly owned (State/County/City/CDD/School Board) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and other community property).

“Capital Improvement Program” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“Developer” –Berry Bay Development, LLC

“Development” – The end-use configuration of Platted Units and Product Types for Platted and Unplatted Parcels within the District.

“District” – Berry Bay Community Development District, originally containing 358.96 +/- acres, annexing, and an additional 115.68 +/- acres for a total of 474 +/- acres, in Hillsborough County Florida.

“Engineer’s Report” – *Supplemental Report of the District Engineer – Assessment Area Three September 6, 2024.*

“Equivalent Assessment Unit” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate the assignment of benefit and lien values.

“Landowners” – Berry Bay Development LLC.

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated March 26, 2020, and the *Master Assessment Methodology Report, Expansion Area* dated August 20, 2024, provided to support benefit and maximum assessments on private developable property within the District.

“Series 2024 Assessment Area Three”– Constitutes Series 2024 Assessment Area Three consisting of 115.68 acres, more or less, and will contain 94 planned units within the lands of the District described as Exhibit A.

“Platted Units” – Private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. This was determined in part due to differentiated sizes, setbacks, and other factors.

“Unplatted Parcels” – Gross acreage intended for subdivision and platting according to the Development plan.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

III. OBJECTIVE

The objective of this Third Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to all 94 units planned within the Series 2024 Assessment Area Three of the District’s boundaries.
- B. Refine the benefits, as initially defined in the Master Report, to the Assessable Property within the Series 2024 Assessment Area Three that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the Series 2024 Assessment Area Three of the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the Assessable Property within the Series 2024 Assessment Area Three of the District that benefits from the Series 2024 Project, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District relates directly to the Series 2024 Project allocable to Assessable Property within the Series 2024 Assessment Area Three. The District’s Series 2024 Project will create the public infrastructure that enables the Assessable Property within the Series 2024 Assessment Area Three of the District to be developed and improved. Without these public improvements identified in the Engineer’s Report such as stormwater, utilities (water and sewer), roadways, parks and recreational facilities, landscape/hardscape, and irrigation, the development of lands within the District could not be undertaken within the current legal development standards. This Third Supplemental Report applies the methodology described in the Report to assign assessments to Assessable Property within the Series 2024 Assessment Area Three within the District as a result of the benefit received from the Series 2024 Project and identifies the assessments required to satisfy the repayment of the Series 2024 Bonds by the benefiting Assessable Property within AA3.

The District will issue its Special Assessment Bonds, Series 2024 (the “Series 2024 Bonds”) to finance the construction and/or acquisition of a portion of the District’s CIP which will provide special benefit to the Assessable Property within Series 2024 Assessment Area Three.

The Series 2024 Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the Series 2024 Project within the District.

Non-ad valorem assessments will be collected each year to provide the funding necessary to remit the Series 2023 Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Third Supplemental Report will determine the benefit, apportionment, and financing structure for the Series 2024 Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as

amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 474 +/- acres and is located in Hillsborough County, Florida, within Sections 19, 29, and 30, Township 32 South, and Range 20 East. The primary developer of the Assessable Properties is Berry Bay Development, LLC, (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of 1062 single-family lots. The District has issued the Series 2021 Bonds for the improvement of 663 units which total 1162.75 EAUs, and the Series 2023 Bonds for the improvement of 306 units which total 343.25 EAUs. The Series 2024 Bonds will be assigned to the balance of the 94 planned units totaling 100.2 EAUs. The public improvements as described in the Engineer’s Report include stormwater management, utilities (water and sewer), roadways, landscape/hardscape, and amenities.

V. CAPITAL IMPROVEMENT PROGRAM (CIP) AND SERIES 2024 PROJECT

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the lands within the District. As designed, the Series 2024 Project, or the CIP, is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to Assessable Property within the District. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within the District. As a system of improvements, all privately benefiting landowners within the District benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within the District will benefit from such improvement.

The cost of the CIP is estimated to be \$8,081,000 approximately \$2,395,000 of which will be funded by the issuance of the Series 2024 Bonds (the “Series 2024 Project”) as generally described within Tables 2 and 3 of this Third Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Series 2024 Project contains a “system of improvements” for the Development that benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable

properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement, above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development Plan for the Series 2024 Assessment Area Three contains various single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. The calculation of an equivalent assessment unit (EAU), further described in the next section, demonstrates a reasonable estimate of the proportionate special benefits received from the Series 2024 Project.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefitting property. These benefits are derived from the acquisition and/or construction of the District’s Series 2024 Project. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the Series 2024 Assessment Area Three as a result of the Series 2024 Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments includes publicly owned (State/County/City/CDD/School Board) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and other community property. To the extent it is later determined that the property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development Plan for the Series 2024 Assessment Area Three. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such a change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the Series 2024 Assessment Area Three of the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit for the Series 2024 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Series 2024 Assessments associated with the Series 2024 Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned to establish a lien on land within the Series 2024 Assessment Area Three within the District. With regard to the Assessable Property, the special assessments are assigned to all unplatted properties within the Series 2024 Assessment Area Three of the District. According to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point, the infrastructure may or may not be installed and none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed before any development. In the undeveloped state all of the lands within the Series 2024 Assessment Area Three are assumed to receive benefit from the Series 2024 Bonds and all of the Assessable Property within the Series 2024 Assessment Area Three would be assessed to repay the Series 2024 Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all of the gross acreages within the Series 2024 Assessment Area Three of the District. Debt will not be solely assigned to parcels that have development rights but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special

assessments are platted and fully developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the District receives from the Series 2024 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment according to its Product Type classification as outlined in Table 4. If the land is sold in bulk to a third party before platting, then the District will assign Series 2024 Assessments based on the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors outlined in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the lots associated with the Series 2024 Project are platted and fully developed; if such a condition were to occur, the process for true-up of assessments described below would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Series 2024 Bonds has been assigned as specific assessments to each of the platted lots within the portion of the District representing 100.2 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the CIP through the issuance of the Series 2024 Bonds secured ultimately by benefiting properties within the Series 2024 Assessment Area Three of the District planned for 94 residential lots. Several items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 3.

X. PROCESS FOR TRUE-UP ASSESSMENTS (“TRUE-UP METHODOLOGY”)

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principle. To ensure the District’s debt does not build up on the unplatted land, the District shall apply the following test outlined in this “true-up methodology.”

The debt per acre on the unplatted land within the Series 2024 Assessment Area Three of the District may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Series 2024 Bonds divided by the number of developable acres within the Series 2024 Assessment Area Three of the District. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per developable acre is found to be above the established maximum, the District would require the Developer to make a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Preliminary Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within the Series 2024 Assessment Area Three of the District. If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Series 2024 Assessment Area Three of the District to produce the EAU densities required to adequately service the Bond debt, the District shall require from the Developer the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within Assessment Area Two of the District.

True-up payment requirements may be suspended if the Developer can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within the District to produce the densities required to adequately service the Series 2024 Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land, and it is the district's responsibility to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Series 2024 Project. Certain financing, development, and engineering data was provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 ASSESSMENT AREA DEVELOPMENT PROGRAM			
PRODUCT	AA3	PER UNIT EAU ⁽¹⁾	TOTAL EAUs
Single Family 50'	63	1.00	63.00
Single Family 60'	31	1.20	37.20
Total ⁽²⁾	94		100.20
⁽¹⁾ EAU factors assigned based on Product Type as identified by district engineer and do not reflect front footage of planned lots. ⁽²⁾ Any development plan changes will require recalculations pursuant to the true-up provisions within this report.			

TABLE 2

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 PROJECT DEVELOPMENT PROGRAM COSTS				
DESCRIPTION	Master Costs	Village B	Village C	TOTAL COSTS
Master Roads	\$1,250,000	\$0	\$0	\$1,250,000
Subdivision Roads	\$0	\$300,000	\$565,000	\$865,000
Pond Excavation and Stormwater	\$0	\$250,000	\$1,516,000	\$1,766,000
Sewer and Wastewater Manager	\$0	\$195,000	\$1,160,000	\$1,355,000
Potable Water	\$0	\$240,000	\$530,000	\$770,000
Power Infrastructure	\$0	\$50,000	\$100,000	\$150,000
Hardscapes, Landcape Buffers	\$200,000	\$20,000	\$55,000	\$275,000
Amenities, Entries	\$1,000,000	\$0	\$0	\$1,000,000
Environmental	\$50,000	\$0	\$0	\$50,000
Professional and Permit Fees	\$200,000	\$150,000	\$250,000	\$600,000
TOTAL	\$2,700,000	\$1,205,000	\$4,176,000	\$8,081,000

TABLE 3

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA		
FINANCING INFORMATION - SERIES 2024 SPECIAL ASSESSMENT BONDS		
Average Coupon Rate ⁽²⁾		5.40%
Term (Years)		30
Principal Amortization Installments		30
ISSUE SIZE		\$2,395,000
General Construction Fund		\$1,984,275
Capitalized Interest (Months) ⁽¹⁾	0	\$0
Debt Service Reserve Fund	100%	\$162,825
Cost of Issuance		\$247,900
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$162,825
Collection Costs and Discounts @	6.0%	\$10,393
TOTAL ANNUAL ASSESSMENT		\$173,218
⁽¹⁾ Based on 0 Month capitalized interest		
⁽²⁾ Interest rate preliminary and subject to final rates.		

TABLE 4

**BERRY BAY
COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA**

ALLOCATION METHODOLOGY PER PARCEL - SERIES 2024 BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU _s	% OF EAU _s	UNI	PRODUCT TYPE		PER UNIT	
					TOTAL	ANNUAL	TOTAL	ANNUAL
Single Family 50'	1.00	63.00	62.87%	63	\$1,505,838	\$102,375	\$23,902	\$1,625
Single Family 60'	1.20	37.20	37.13%	31	\$889,162	\$60,450	\$28,683	\$1,950
TOTAL		100.20	100%	94	\$2,395,000	\$162,825		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments are calculated on a per-unit basis. Based on 0-Month Capitalized Interest.

⁽²⁾ Includes principal, interest, discounts net of collection costs.

EXHIBIT A

The par amount of the Series 2024 Bonds borrowed by the District to pay for the public capital infrastructure improvements is \$2,395,000.00 payable in 30 annual installments. For the remaining unplatted lands without established entitlements, the annual principal installment is \$6,495.31 per gross acre, and the par debt is \$101,638.09 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan with respect to the Assessment Area 3 Project will initially be allocated on a per acre basis within Assessment Area Three of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL

TOTAL ASSESSMENT:				<u>\$2,395,000</u>	
ANNUAL ASSESSMENT:				<u>\$153,056</u>	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:				<u>23.56</u>	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:				<u>\$101,638</u>	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:				<u>\$6,495</u>	(30 Installments)
					PER PARCEL ASSESSMENTS
				Gross Unplatted	Total Annual
Landowner Name, Hillsborough County Folio ID & Address				Assessable Acres (1)	PAR Debt Before Gross Up
Berry Bay Development, LLC				23.56	\$2,395,000
111 S. Armenia Avenue, Suite 201					\$153,056
Tampa, FL 33609					
See Exhibit "B" - AA3 Legal Description					
Totals:				<u>23.56</u>	<u>\$2,395,000</u>
					<u>\$153,056</u>

Berry Bay Community Development District

Exhibit B - Assessment Area 3 Legal Description

DESCRIPTION: BERRY BAY VILLAGE B (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in Sections 19 & 30, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at the westernmost point of Tract 301, Berry Bay Subdivision Villages E, G And L, according to the plat thereof, as recorded in Plat Book 142, Page 76 of the Public Records of Hillsborough County, Florida; thence along the southerly boundary of said Tract 301, S 71°45'23" E, a distance of 30.00 feet; thence N 18°14'37" E, a distance of 21.72 feet; thence N 63°14'37" E, a distance of 37.45 feet; thence S 67°51'40" E, a distance of 442.57 feet; thence S 64°37'57" E, a distance of 156.17 feet; thence leaving said southerly boundary, S 25°22'03" W, a distance of 184.26 feet; thence southwesterly, 228.07 feet along the arc of a tangent curve to the right having a radius of 1108.00 feet and a central angle of 11°47'37" (chord bearing S 31°15'52" W, 227.67 feet); thence S 38°29'48" W, a distance of 51.64 feet; thence southwesterly, 53.76 feet along the arc of a non-tangent curve to the right having a radius of 1108.00 feet and a central angle of 02°46'47" (chord bearing S 41°13'19" W, 53.75 feet); thence S 42°36'42" W, a distance of 139.20 feet; thence S 55°01'09" W, a distance of 51.20 feet; thence S 42°36'42" W, a distance of 55.20 feet; thence westerly, 47.12 feet along the arc of a tangent curve to the right having a radius of 30.00 feet and a central angle of 90°00'00" (chord bearing S 87°36'42" W, 42.43 feet); thence S 42°36'42" W, a distance of 20.00 feet to the North right-of-way line of Safford Road (100' Public right-of-way), as recorded in Official Records Book 1777, Page 1017, of the Public Records of Hillsborough County, Florida; thence along said North right-of-way, N 47°23'18" W, a distance of 452.00 feet to the East right-of-way of US Highway 301 (182' Public right-of-way) according to Florida Department of Transportation Right-of-Way map, Section 10010-2504, Dated 04/27/1965; thence along said East right-of-way, northeasterly, 312.66 feet along the arc of a non-tangent curve to the left having a radius of 1432.40 feet and a central angle of 12°30'23" (chord bearing N 23°51'47" E, 312.04 feet); thence N 18°14'37" E, a distance of 258.04 feet; to the **POINT OF BEGINNING**.

Containing 9.519 acres, more or less.

Together with:

DESCRIPTION: BERRY BAY VILLAGE C (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in Section 30, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the westernmost point of Tract 301, Berry Bay Subdivision Villages E, G And L, according to the plat thereof, as recorded in Plat Book 142, Page 76 of the Public Records of Hillsborough County, Florida; thence along the southerly boundary of said Tract 301 and Tract 303, the following five (5) courses; 1) S 71°45'23" E, a distance of 30.00 feet; 2) N 18°14'37" E, a distance

of 21.72 feet; 3) N 63°14'37" E, a distance of 37.45 feet; 4) S 67°51'40" E, a distance of 442.57 feet; 5) S 64°37'57" E, a distance of 260.17 feet thence leaving said southerly boundary, S 25°22'03" W, a distance of 58.00 feet to the to the **POINT OF BEGINNING**; thence S 64°37'57" E, a distance of 626.73 feet; thence N 25°22'03" E, a distance of 33.01 feet; thence northerly, 26.49 feet along the arc of a tangent curve to the left having a radius of 45.00 feet and a central angle of 33°44'02" (chord bearing N 08°30'02" E, 26.11 feet); thence S 64°37'57" E, a distance of 77.58 feet; thence S 25°22'03" W, a distance of 153.00 feet; thence southwesterly, 31.34 feet along the arc of a tangent curve to the right having a radius of 85.00 feet and a central angle of 21°07'22" (chord bearing S 35°55'44" W, 31.16 feet); thence S 43°30'35" E, a distance of 9.63 feet; thence S 25°22'03" W, a distance of 160.90 feet; thence N 64°37'57" W, a distance of 100.00 feet; thence S 25°22'03" W, a distance of 510.10 feet; thence S 47°23'18" E, a distance of 17.30 feet; thence S 42°36'42" W, a distance of 204.08 feet to the North right-of-way line of Safford Road (100' Public right-of-way), as recorded in Official Records Book 1777, Page 1017, of the Public Records of Hillsborough County, Florida; thence along said North right-of-way, northwesterly, 511.50 feet along the arc of a non-tangent curve to the left having a radius of 8134.68 feet and a central angle of 03°36'10" (chord bearing N 45°35'13" W, 511.42 feet); thence N 47°23'18" W, a distance of 194.45 feet; thence leaving said North right-of-way, N 42°36'32" E, a distance of 20.00 feet; thence northerly, 47.12 feet along the arc of a non-tangent curve to the right having a radius of 30.00 feet and a central angle of 89°59'53" (chord bearing N 02°23'14" W, 42.43 feet); thence N 42°36'42" E, a distance of 229.57 feet; thence northeasterly, 395.86 feet along the arc of a non-tangent curve to the left having a radius of 1220.48 feet and a central angle of 18°35'02" (chord bearing N 33°57'31" E, 394.13 feet); thence N 25°22'03" E, a distance of 110.00 feet; to the **POINT OF BEGINNING**.

Containing 14.045 acres, more or less.

Altogether, totaling 23.564 acres, more or less.

RESOLUTION NO. 2024-13

A RESOLUTION OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE ISSUANCE OF AND AWARDED THE SALE OF ITS NOT TO EXCEED \$4,000,000 AGGREGATE PRINCIPAL AMOUNT OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS, SERIES 2024 (ASSESSMENT AREA THREE), FOR THE PURPOSE OF FINANCING THE CONSTRUCTION AND/OR ACQUISITION OF THE SERIES 2024 PROJECT; DETERMINING THE NEED FOR A NEGOTIATED SALE OF SUCH BONDS; DELEGATING TO THE CHAIRMAN OR VICE CHAIRMAN OF THE BOARD OF SUPERVISORS OF THE DISTRICT, SUBJECT TO COMPLIANCE WITH THE APPLICABLE PROVISIONS HEREOF, THE AUTHORITY TO AWARD THE SALE OF SUCH BONDS TO FMSBONDS, INC. BY EXECUTING AND DELIVERING A CONTRACT OF PURCHASE; APPROVING THE FORM OF AND AUTHORIZING THE EXECUTION OF THE THIRD SUPPLEMENTAL TRUST INDENTURE; MAKING CERTAIN FINDINGS; APPROVING FORMS OF SAID BONDS; APPROVING THE FORM OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND AUTHORIZING THE USE OF THE PRELIMINARY LIMITED OFFERING MEMORANDUM AND LIMITED OFFERING MEMORANDUM AND THE EXECUTION THEREOF; APPROVING THE FORM OF AND AUTHORIZING EXECUTION OF THE CONTINUING DISCLOSURE AGREEMENT; AUTHORIZING CERTAIN OFFICIALS OF THE DISTRICT AND OTHERS TO TAKE ALL ACTIONS REQUIRED IN CONNECTION WITH THE ISSUANCE, SALE AND DELIVERY OF SAID BONDS; PROVIDING CERTAIN OTHER DETAILS WITH RESPECT TO SAID BONDS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Berry Bay Community Development District (the "District") is authorized by Florida Statutes, Chapter 190 (the "Act"), particularly Section 190.016, to issue bonds secured by a pledge of revenues derived from any project or combination of projects; and

WHEREAS, pursuant to its Resolution No. 2022-22, adopted by the Board of Supervisors of the District (the "Board") on March 26, 2020 (the "Authorizing Resolution"), the District authorized the issuance of not to exceed \$49,500,000 in principal amount of its special assessment revenue bonds (the "Bonds") in separate series, secured from the revenues and issued for the purposes as set forth in said Authorizing Resolution and in the Master Indenture (hereinafter defined); and

WHEREAS, pursuant to the Act, the District now desires to supplement the Authorizing Resolution to authorize the issuance of and award the sale of its Special Assessment Bonds, Series 2024 (Assessment Area Three), in a principal amount not to exceed \$4,000,000 (the "Series 2024 Bonds"), to approve the Supplemental Indenture (hereinafter defined) and to provide for various other matters relating to the issuance of the Series 2024 Bonds; and

WHEREAS, the Board has received from FMSbonds, Inc. (the "Underwriter") a proposal in the form of a Contract of Purchase (the "Contract") for the purchase of the Series 2024 Bonds, and the Board has determined that acceptance of such proposal and the sale of the Series 2024 Bonds to the Underwriter is in the best interest of the District for the reasons indicated herein; and

WHEREAS, in conjunction with the sale and issuance of the Series 2024 Bonds, it is necessary to approve the form of Supplemental Indenture, to approve the form of the Series 2024 Bonds and to provide for various other matters with respect to the issuance of the Series 2024 Bonds;

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

SECTION 1. Definitions. All words and phrases used herein in capitalized form, unless otherwise defined herein, shall have the meaning ascribed to them in the Indenture (hereinafter defined).

SECTION 2. Authorization. The Series 2024 Bonds are hereby authorized to be issued in an aggregate principal amount not to exceed \$4,000,000. The Series 2024 Bonds shall be issued under and secured by that Master Trust Indenture dated as of January 1, 2021 (the "Master Indenture"), by and between the District and U.S. Bank Trust Company, National Association (the "Trustee"), as supplemented with respect to the Series 2024 Bonds by the Third Supplemental Trust Indenture to be dated as of the first day of the month in which the Series 2024 Bonds are issued (the "Supplemental Indenture" and, collectively with the Master Indenture, the "Indenture"), by and between the District and the Trustee. The proceeds of the Series 2024 Bonds shall be used for the purposes set forth in the Indenture and the Limited Offering Memorandum (hereinafter defined).

SECTION 3. Approval of Supplemental Indenture. The Supplemental Indenture is hereby approved in substantially the form set forth as part of **Exhibit A** hereto. The Chairman or the Vice Chairman of the Board are hereby authorized and directed to execute and deliver such Supplemental Indenture on behalf of and in the name of the District, and the Secretary or any Assistant Secretary of the Board is hereby authorized to attest such execution, with such additions and deletions therein as may be made and approved by the Chairman or the Vice Chairman executing the same, such execution to be conclusive evidence of such approval.

The Master Indenture is hereby ratified and confirmed, subject to any amendments or supplements thereto with respect to the Series 2024 Bonds contained in the Supplemental Indenture. The appointment of U.S. Bank Trust Company, National Association as Trustee under the Master Indenture is hereby ratified and confirmed, and the Trustee is hereby appointed as Trustee, Paying Agent and Bond Registrar under the Supplemental Indenture.

SECTION 4. Negotiated Sale. The Board hereby determines that a negotiated sale of the Series 2024 Bonds to the Underwriter is in the best interest of the District because of prevailing market conditions, because delays caused by soliciting competitive bids could adversely affect the District's ability to issue and deliver the Series 2024 Bonds at presently favorable interest rates, and because the nature of the security for the Series 2024 Bonds and the sources of payment of

debt service on the Series 2024 Bonds require the participation of the Underwriter in structuring the bond issue.

SECTION 5. Contract Approved. The Board hereby approves the Contract in substantially the form attached as **Exhibit B** hereto. The Chairman or Vice Chairman of the Board is hereby authorized to execute the Contract and to deliver the Contract to the Underwriter with such changes, amendments, modifications, omissions and additions as may be approved by the executing Chairman or Vice Chairman; provided, however, that [(i) the average net interest cost rate on the Series 2024 Bonds shall not exceed the rate computed by adding 300 basis points to The Bond Buyer "20 Bond Index" published immediately preceding the first day of the calendar month in which the Series 2024 Bonds are sold, as provided in Section 215.84(3), Florida Statutes, (ii) the Underwriter's discount shall not exceed 2.00% of the original principal amount of the Series 2024 Bonds, (iii) the Series 2024 Bonds shall be subject to optional redemption as provided in the Contract, and (iv) the final maturity date of the Series 2024 Bonds shall be no later than the maximum term allowed by Florida law, which is currently thirty years of principal amortization. Execution by the Chairman or Vice Chairman of the Contract shall be deemed to be conclusive evidence of approval of such changes.

SECTION 6. Preliminary Limited Offering Memorandum and Limited Offering Memorandum. The District hereby approves the Preliminary Limited Offering Memorandum in substantially the form attached hereto as **Exhibit C** (the "Preliminary Limited Offering Memorandum") and authorizes its distribution and use by the Underwriter in connection with the offering for the sale of the Series 2024 Bonds. If, between the date hereof and the mailing of the Preliminary Limited Offering Memorandum, it is necessary to make insertions, modifications and changes to the Preliminary Limited Offering Memorandum, the Chairman or Vice Chairman is hereby authorized to approve such insertions, changes and modifications, and the Chairman or Vice Chairman is hereby authorized to deem the Preliminary Limited Offering Memorandum "final" within the meaning of Rule 15c2-12 of the Securities and Exchange Commission (the "Rule") under the Securities Exchange Act of 1934, in the form as mailed and in furtherance thereof to execute a certificate evidencing same. The preparation of a final Limited Offering Memorandum is hereby approved, and the Chairman or Vice Chairman is hereby authorized to execute such final Limited Offering Memorandum to be dated the date of the Contract and to deliver the same to the Underwriter for use by the Underwriter in connection with the sale and distribution of the Series 2024 Bonds. The Limited Offering Memorandum shall be substantially in the form of the final Preliminary Limited Offering Memorandum, with only such changes as shall be approved by the Chairman or Vice Chairman as necessary to conform to the details of the Series 2024 Bonds and such other insertions, modifications and changes as may be approved by the Chairman or Vice Chairman. The execution and delivery of the Limited Offering Memorandum by the Chairman or Vice Chairman shall constitute evidence of the approval thereof. The District hereby authorizes the use of the Preliminary Limited Offering Memorandum and the Limited Offering Memorandum and the information contained therein in connection with the offering and sale of the Series 2024 Bonds.

SECTION 7. Form of Series 2024 Bonds. The Series 2024 Bonds shall be in substantially the form set forth as an exhibit to the Supplemental Indenture, with such additions, deletions and other changes thereto as the officials of the Board executing such Series 2024 Bonds shall approve, such approval to be conclusively evidenced by the execution of the Series 2024

Bonds (by manual or facsimile signature) by such officials. The Board hereby authorizes and approves the use of a facsimile of the District seal on the Series 2024 Bonds.

SECTION 8. Continuing Disclosure Agreement. The form and content of the Continuing Disclosure Agreement (the "Disclosure Document") relating to the Series 2024 Bonds attached hereto as **Exhibit D** is hereby approved. The Chairman or Vice Chairman and the Secretary or any Assistant Secretary are hereby authorized to execute the Disclosure Document on behalf of the District in substantially the form attached hereto, with such additions, deletions, and other changes as may be necessitated by applicable law, this Resolution and the Contract as such officers may approve (such approval to be conclusively evidenced by their execution of the Disclosure Document).

SECTION 9. The Series 2024 Project. Proceeds of the Series 2024 Bonds shall be applied in the manner and deposited to the funds and accounts set forth in the Supplemental Indenture, for the principal purpose of financing the construction and/or the acquisition by the District of the Series 2024 Project (as defined in the Supplemental Indenture). The Series 2024 Project is hereby deemed to constitute a "Project" under the Master Indenture.

SECTION 10. Open Meetings. It is hereby found and determined that all official acts of this Board concerning and relating to the issuance, sale, and delivery of the Series 2024 Bonds, including but not limited to adoption of this Resolution, were taken in open meetings of the members of the Board and all deliberations of the members of the Board that resulted in such official acts were in meetings open to the public, in compliance with all legal requirements including, but not limited to, the requirement of Florida Statutes, Section 286.011.

SECTION 11. Other Actions. The Chairman, the Vice Chairman, the Secretary and any Assistant Secretary of the District, and any authorized designee thereof (collectively, the "District Officers"), Bond Counsel, District Counsel, and any other consultant or experts retained by the District, are hereby authorized and directed to take all actions necessary or desirable in connection with the issuance and delivery of the Series 2024 Bonds and the consummation of all transactions in connection therewith. The District Officers are hereby authorized and directed to execute all necessary or desirable certificates, documents, papers, and agreements necessary for the undertaking and fulfillment of all transactions referred to in or contemplated by the Indenture, the Preliminary Limited Offering Memorandum, the Limited Offering Memorandum, this Resolution, the Disclosure Document and the Contract (including, without limitation, any documents required by the Trustee to evidence its rights and obligations with respect to the Series 2024 Bonds, any documents required in connection with implementation of a book-entry system of registration, any investment agreements relating to the investment of the proceeds of the Series 2024 Bonds, and any agreements in connection with maintaining the exclusion of interest on the Series 2024 Bonds from gross income from the holders thereof). All of the acts and doings of such members of the Board, the officers of the District, and the agents and employees of the District, which are in conformity with the intent and purposes of this Resolution, whether heretofore or hereafter taken or done, shall be and are hereby ratified, confirmed and approved.

SECTION 12. Approval of Prior Actions. All actions taken to date by the members of the Board and the officers, agents, and employees of the District in furtherance of the issuance of the Series 2024 Bonds are hereby approved, confirmed and ratified.

SECTION 13. Inconsistent Resolutions and Motions. All prior resolutions of the Board inconsistent with the provisions of this Resolution are hereby modified, supplemented and amended to conform with the provisions herein contained and, except as so modified, supplemented and amended hereby, shall remain in full force and effect.

SECTION 14. Severability. If any section, paragraph, clause or provision of this Resolution shall be held to be invalid or ineffective for any reason, the remainder of this Resolution shall continue in full force and effect, it being expressly hereby found and declared that the remainder of this Resolution would have been adopted despite the invalidity or ineffectiveness of such section, paragraph, clause or provision.

SECTION 15. Effective Date. This Resolution shall become effective immediately upon its adoption.

ADOPTED this 5th day of September, 2024.

**BERRY BAY COMMUNITY DEVELOPMENT
DISTRICT**

[SEAL]

By: _____
Chairman, Board of Supervisors

Attest:

By: _____
Secretary

EXHIBIT A
FORM OF SUPPLEMENTAL TRUST INDENTURE

EXHIBIT B
FORM OF CONTRACT OF PURCHASE

EXHIBIT C

FORM OF PRELIMINARY LIMITED OFFERING MEMORANDUM

EXHIBIT D

FORM OF CONTINUING DISCLOSURE AGREEMENT

RESOLUTION 2024-14

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING 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, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida (“HB 7013”) and creating Section 189.0694, Florida Statutes; and

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

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

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

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

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

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

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this ____ day of _____, 2024.

ATTEST:

**BERRY BAY COMMUNITY
DEVELOPMENT DISTRICT**

Secretary/Assistant Secretary

Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A



Memorandum

To: Board of Supervisors

From: District Management

Date: August 28, 2024

RE: HB7013 – Special Districts Performance Measures and Standards

To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2025), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2025 and develop statutorily compliant goals for each:

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**THE Balm Grove Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2024 – September 30, 2025

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least twelve regular Board of Supervisor (“Board”) meetings per year to conduct District-related business and discuss community needs.

Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.

Standard: A minimum of twelve Board meetings were held during the fiscal year.

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.

Measurement: Timeliness and method of meeting notices as evidenced by posting to the District’s website, publishing in local newspaper of general circulation, and or via electronic communication.

Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.

Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management’s records.

Standard: 100% of monthly website checks were completed by District Management or third party vendor.

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District’s infrastructure.

Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager’s reports, notes or other record keeping method.

Standard: 100% of site visits were successfully completed as described within District Management services agreement

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District’s infrastructure and related systems.

Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.

Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Most recent annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Balm Grove Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Balm Grove Community Development District

RESOLUTION 2024-15

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

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

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

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

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

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

<u>Carlos de la Ossa</u>	Chairman
<u>Nicholas Dister</u>	Vice-Chairman
<u>Brian Lamb</u>	Secretary
<u>Eric Davidson</u>	Treasurer
<u>Leah Popelka</u>	Assistant Treasurer
<u>Bryan Radcliff</u>	Assistant Secretary
<u>Kelly Evans</u>	Assistant Secretary
<u>Ryan Motko</u>	Assistant Secretary
<u>Chloe Firebaugh</u>	Assistant Secretary

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

PASSED AND ADOPTED THIS 5th DAY OF SEPTEMBER 2024.

ATTEST:

**BERRY BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: _____
Chairman/ Vice Chair of the Board of Supervisors

**Proposal Prepared for:**

Berry Bay CDD
 4982 Eagle Rock Dr
 Wimauma, Florida 33598
 Contact: Gary Schwartz
 Email: Gary.Schwartz@Inframark.com

Prepared by:

Kody Dafoe
 Email: kdafoe@westcoastlawns.com
 Proposal Date: 8/22/2024
 Proposal #: 15082

Berry Bay front Monuments Renovation 8.22.24

Purpose: Replace the shrubs that when grown block the Berry Bay front entrance monuments. To bring color and a tiered look to the landscaping.

Process: Remove ferns in front of the monuments, install a row of Dwarf Red Ixora, Multi Color lantana in front of Ixora and fill in voids on sides of monuments with ferns. Mulch new plantings with Pine Bark nuggets. Ammend soil while installing new plants with mycorrhizal inoculants and nutrients to ensure plants establish.

Result: To have a established full landscape bed with color in front of the Berry Bay monuments that when full grown will not interfere with the sight line of the monument. Installation will follow design below.



Irrigation modifications are not included in the proposal.

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

PROJECT TOTAL: \$11,563.19

Terms & Conditions

Terms and Conditions:

1. **Services:** For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. **Terms:** Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. **Insurance:** Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. **Property Damage:** Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. **Limitation of Liability:** The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By  _____
Kody Dafoe

Date 8/22/2024
Sunrise Landscape

By _____

Date _____
Berry Bay CDD

**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, August 1, 2024 and called to order at 2:13 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 (<i>via phone</i>)
Kelly Evans	Assistant Secretary
Chloe Firebaugh	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
Cary Allen Webster	District Counsel
Gary Schwartz	Field Services

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

Business Items

A. Consideration of Resolution 2024-09, Setting Fiscal Year 2025 Meeting Schedule

The following are the scheduled dates:

- October 3, 2024 2:00 p.m.
- November 7, 2024 2:00 p.m.
- December 5, 2024 2:00 p.m.
- January 2, 2025 2:00 p.m.
- February 6, 2025 2:00 p.m.
- March 6, 2025 2:00 p.m.
- April 3, 2025 2:00 p.m.
- May 1, 2025 2:00 p.m.

August 1, 2024

BERRY BAY CDD

- June 5, 2025 2:00 p.m.
- July 10, 2025 2:00 p.m.
- August 7, 2025 2:00 p.m.
- September 4, 2025 2:00 p.m.

On MOTION by Ms. Evans seconded by Mr. de la Ossa, with all in favor, Resolution 2024-09, Setting Fiscal Year 2025 Meeting Schedule as detailed above. 5-0

B. Discussion on Developer Funding Agreement

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, Developer Funding Agreement in substantial form, was approved. 5-0

FOURTH ORDER OF BUSINESS

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

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections report was presented, a copy of which was included in the agenda package.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

August 1, 2024

BERRY BAY CDD

EIGHTH ORDER OF BUSINESS**Continuation**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, the meeting was recessed and will reconvene on Tuesday August 20, 2024 at 2:00 pm at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. 5-0

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

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

The Continued regular meeting of the Board of Supervisors of Berry Bay Community Development District was held on Tuesday, August 20, 2024 at 2:00 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
Kelly Evans	Assistant Secretary
Chloe Firebaugh	Assistant Secretary

Also present were:

Bryan Radcliff	District Manager
Brian Lamb	District Manager
Kathryn Hopkinson	District Counsel

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

Business Items

A. Consideration of District's Engineer's Supplemental Assessments Report for AA3 Consideration of Master Assessment Methodology Report

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, District's Engineer's Supplemental Assessments Report for AA3 Consideration of Master Assessment Methodology Report, was approved. 4-0

B. Consideration of Third Supplemental Assessments Methodology Report for AA3

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Third Supplemental Assessments Methodology Report for AA3, was approved. 4-0

C. Consideration of Resolution 2024-11, Declaring Special Assessments

August 20, 2024

BERRY BAY CDD

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-11, Declaring Special Assessments, was adopted. 4-0

D. Consideration of Resolution 2024-12, Setting Public Hearing to Levy Special Assessments

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2024-12, Setting Public Hearing to Levy Special Assessments for Monday, September 23, 2024 at 2:00 pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 4-0

FOURTH ORDER OF BUSINESS

Consent Agenda

There being none, the next order of business followed.

FIFTH ORDER OF BUSINESS

Staff Reports

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

There being no reports, the next item followed.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next item followed.

SEVENTH ORDER OF BUSINESS

Public Comments

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans with all in favor, the meeting was adjourned at 2:07 pm. 4-0

Bryan Radcliff
District Manager

Carlos de la Ossa
Chairperson

July 2024 Meeting

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	7/15/2024	15285	\$600.00			POOL CLEANING- JULY 2024
BLUE LIFE POOL SERVICE LLC	6/1/2024	14982	\$2,000.00			POOL CLEANING- JUNE 2024
BLUE LIFE POOL SERVICE LLC	7/1/2024	15232	\$2,100.00		\$4,700.00	POOL CLEANING- JULY 2024
CHARTER COMMUNICATIONS	5/31/2024	3124- 053124 ACH	\$74.99			INTERNET- 05/31/24-06/30/24
CHARTER COMMUNICATIONS	7/1/2024	0124 070124 ACH	\$74.99		\$149.98	INTERNET
CITY-WIDE CLEANING LLC	5/27/2024	18661	\$345.00			MAY 2024 SVC
CITY-WIDE CLEANING LLC	6/28/2024	18728	\$335.00		\$680.00	JUNE 2024 SVC
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	7/1/2024	97806	\$2,139.00			WATERWAY SVC JULY 2024
INFRAMARK LLC	5/2/2024	124297	\$1.05			APRIL 2024 B/W COPIES
INFRAMARK LLC	5/2/2024	124297	\$36.32			APRIL 2024 POSTAGE SVCS
INFRAMARK LLC	5/2/2024	124297	\$0.78	\$38.15		APRIL 2024 DUPLEX COPIES
INFRAMARK LLC	5/7/2024	124768	\$700.00			MAY 2024 DISS SVCS
INFRAMARK LLC	5/7/2024	124768	\$3,000.00			MAY 2024 DISTRICT MANAGER SVCS
INFRAMARK LLC	5/7/2024	124768	\$125.00			MAY 2024 WEBSITE MGMNT SVCS
INFRAMARK LLC	5/7/2024	124768	\$1,000.00			MAY 2024 FIELD MGMNT SVCS
INFRAMARK LLC	5/7/2024	124768	\$375.00			MAY 2024 ACCOUNTING SVCS
INFRAMARK LLC	5/7/2024	124768	\$2,916.67	\$8,116.67		MAY 2024 ON SITE STAFF SVCS
INFRAMARK LLC	6/3/2024	#126155	\$700.00			JUNE 2024 DISS SVCS
INFRAMARK LLC	6/3/2024	#126155	\$3,000.00			JUNE 2024 DISTRICT MANAGER SVCS
INFRAMARK LLC	6/3/2024	#126155	\$125.00			JUNE 2024 WEBSITE MGMNT SVCS
INFRAMARK LLC	6/3/2024	#126155	\$1,000.00			JUNE 2024 FIELD MGMNT SVCS
INFRAMARK LLC	6/3/2024	#126155	\$375.00			JUNE 2024 ACCOUNTING SVCS
INFRAMARK LLC	6/3/2024	#126155	\$2,916.67	\$8,116.67	\$16,271.49	JUNE 2024 ON SITE STAFF SVCS
JNJ CLEANING SERVICES LLC	6/29/2024	0385	\$1,246.00			AMENITY CLEANING-- JUNE 2024
JNJ CLEANING SERVICES LLC	7/23/2024	0405	\$1,246.00		\$2,492.00	CLEAN AND SANITIZE RESTROOMS
SUNRISE LANDSCAPE	6/3/2024	MAN 20720	\$28,545.08			LANDSCAPE MAINT JUNE 2024
SUNRISE LANDSCAPE	7/1/2024	MAN 22385	\$28,545.08		\$57,090.16	LANDSCAPE MAINT JULY 2024
SWINE SOLUTIONS	6/25/2024	510	\$1,550.00			TRAPPING SERVICE
SWINE SOLUTIONS	7/24/2024	519	\$1,550.00		\$3,100.00	TRAPPING FEE
TIMES PUBLISHING COMPANY	7/17/2024	071724-6147	\$1,152.00			LEGAL AD JULY 2024
Monthly Contract Subtotal			\$87,774.63			
Variable Contract						
CARLOS DE LA OSSA	7/11/2024	CDLO 071124	\$200.00			SUPERVISOR FEE
KELLY ANN EVANS	7/11/2024	KE 071124	\$200.00			SUPERVISOR FEE
NICHOLAS J. DISTER	7/11/2024	ND 071124	\$200.00			SUPERVISOR FEE

July 2024 Meeting

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
RYAN MOTKO	7/11/2024	RM 071124	\$200.00			SUPERVISOR FEE
STRALEY ROBIN VERICKER	6/11/2024	24717	\$2,520.50			PROF SVCS RENDERED THRU MAY 2024
Variable Contract Subtotal			\$3,320.50			
Utilities						
TECO	6/5/2024	6104 060524 ACH	\$11,354.71			ELECTRIC
TECO	6/12/2024	221008993802 061224	\$1,613.69			ELECTRIC
TECO	6/12/2024	3150 061224 ACH	\$937.30			ELECTRIC
TECO	6/12/2024	221008992960 061224	\$1,128.48			ELECTRIC
TECO	7/5/2024	6104 070524 ACH	\$11,233.62			ELECTRIC
TECO	7/12/2024	3334 071224 ACH	\$555.76			ELECTRIC
TECO	7/12/2024	071224-7564 ACH	\$2,256.92			SVC PRD 06/07/24-07/08/24
TECO	7/12/2024	3802-071224 ACH	\$1,613.99			SVC PRD 06/07/24-07/08/24
TECO	7/12/2024	3150-071224 ACH	\$1,072.35		\$31,766.82	SVC PRD 06/07/24-07/08/24
Utilities Subtotal			\$31,766.82			
Regular Services						
BERRY BAY CDD	6/19/2024	06142024-01	\$14,169.94			SERIES 2021 FY24 TAX DIST ID 678 TAX SALE
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	6/1/2024	96728	\$2,139.00			WATERWAY SVC JUNE 2024
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	7/1/2024	98461	\$378.00			SVC TO TREAT VEGETATION
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	7/17/2024	98676	\$340.00		\$2,857.00	WATERWAY SVC JUNE 2024
HAWKINS SERVICE COMPANY LLC	6/6/2024	262729661	\$29.98			HOME PROTECTION PLAN
HAWKINS SERVICE COMPANY LLC	7/1/2024	267962073-1	\$29.98		\$59.96	HOME PROTECTION PLAN
JOBE PEST SERVICES	6/30/2024	5065	\$100.00			PARTIAL SPIDER CLEANOUT
MHD COMMUNICATIONS	6/20/2024	34657	\$262.50			CAMERA SET UP
OPTIMAL OUTSOURCE	6/18/2024	OPT0989762	\$756.99			POSTAGE
SEBEES PEST SOLUTIONS	6/1/2024	000651	\$90.00			PEST CONTROL
STRALEY ROBIN VERICKER	7/9/2024	24902	\$3,590.95			PROFESSIONAL SERVICES
SUNRISE LANDSCAPE	6/30/2024	MAN 22462	\$854.25			IRR REPAIRS
SUNRISE LANDSCAPE	6/3/2024	MAN 20687	\$1,431.55			IRR REPAIRS
SUNRISE LANDSCAPE	6/30/2024	MAN 22044	\$7,635.88		\$9,921.68	LANDSCAPE MAINT JUNE 2024
TECH STREET GLOBAL SECURITY	6/16/2024	997	\$696.00			POOL SVCS
TECH STREET GLOBAL SECURITY	6/1/2024	976	\$250.00			POOL SVCS
TECH STREET GLOBAL SECURITY	7/7/2024	1011	\$696.00		\$1,642.00	POOL SVCS
TIMES PUBLISHING COMPANY	6/19/2024	306147-061924	\$2,338.95			LEGAL AD JUNE 2024
TIMES PUBLISHING COMPANY	6/28/2024	348701 062824	\$412.00		\$2,750.95	AD SERVICES
U.S. BANK	5/24/2024	7335049	\$250.00			CUSTODIAN

<div>BERRY BAY CDD</div> <div>Summary of Operations and Maintenance Invoices</div>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services Subtotal			\$36,451.97			
Additional Services						
GATE PROS, INC.	6/11/2024	11246	\$150.00			POOL MAINT
GATE PROS, INC.	6/13/2024	11262	\$275.00		\$425.00	POOL MAINT
HAWKINS SERVICE COMPANY LLC	6/14/2024	262735002	\$1,112.65			MISC MAINT.
SPEAREM ENTERPRISES LLC	6/16/2024	6084	\$175.00			CELAN UP AND DISPOSE TRASH
Additional Services Subtotal			\$1,712.65			
TOTAL			\$161,026.57			

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
July 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 July 31, 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
ASSETS								
Cash - Operating Account	\$ 443,340	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 443,340
Cash in Transit	(80)	14,170	-	-	-	-	-	14,090
Accounts Receivable	4,725	-	-	-	-	-	-	4,725
Due From Developer	(2,852)	-	-	-	-	-	-	(2,852)
Due From Other Funds	151,002	507,727	-	-	-	-	-	658,729
Investments:								
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	236	-	-	236
Construction Fund	-	-	-	2,544	-	-	-	2,544
Construction Fund Custody	-	-	-	69,183	-	-	-	69,183
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	388,033	215,590	-	-	-	-	603,623
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
TOTAL ASSETS	\$ 596,135	\$ 1,407,619	\$ 661,665	\$ 71,728	\$ 236	\$ 18,416,090	\$ 23,517,366	\$ 44,670,839
LIABILITIES								
Accounts Payable	\$ 26,754	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 26,754
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	536,065	-	-	-	658,729
TOTAL LIABILITIES	21,270	-	122,664	568,369	-	-	23,517,366	24,229,669

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Balance Sheet
As of July 31, 2024
(In Whole Numbers)

				SERIES 2021	SERIES 2022	GENERAL	GENERAL	
				CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2022	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
		FUND	FUND				GROUP FUND	
FUND BALANCES								
Restricted for:								
Debt Service	-	1,407,619	539,001	-	-	-	-	1,946,620
Capital Projects	-	-	-	-	236	-	-	236
Unassigned:	574,865	-	-	(496,641)	-	18,416,090	-	18,494,314
TOTAL FUND BALANCES	574,865	1,407,619	539,001	(496,641)	236	18,416,090	-	20,441,170
TOTAL LIABILITIES & FUND BALANCES	\$ 596,135	\$ 1,407,619	\$ 661,665	\$ 71,728	\$ 236	\$ 18,416,090	\$ 23,517,366	\$ 44,670,839

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Rental Income	\$ -	\$ 1,150	\$ 1,150	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	-	950	950	0.00%
TOTAL REVENUES	1,050,320	1,232,017	181,697	117.30%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,200	4,800	60.00%
ProfServ-Trustee Fees	4,100	9,789	(5,689)	238.76%
Disclosure Report	4,200	3,850	350	91.67%
District Counsel	10,000	27,192	(17,192)	271.92%
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	7,673	(5,173)	306.92%
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	5,153	(4,978)	2944.57%
Total Administration	142,615	138,121	4,494	96.85%
<u>Electric Utility Services</u>				
Utility - Electric	85,000	32,167	52,833	37.84%
Utility - StreetLights	190,000	126,391	63,609	66.52%
Total Electric Utility Services	275,000	158,558	116,442	57.66%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>Water Utility Services</u>				
Utility - Water	-	1,195	(1,195)	0.00%
Total Water Utility Services	-	1,195	(1,195)	0.00%
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	9,000	3,000	75.00%
ProfServ-Wildlife Management Service	11,200	7,750	3,450	69.20%
Waterway Management	2,500	11,341	(8,841)	453.64%
Contracts-Janitorial Services	14,952	10,523	4,429	70.38%
Contracts-Pools	19,200	22,724	(3,524)	118.35%
Contracts-Trash & Debris Removal	9,000	1,290	7,710	14.33%
Contracts - Landscape	329,653	260,665	68,988	79.07%
Amenity Center Pest Control	1,800	730	1,070	40.56%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	23,333	11,667	66.67%
R&M-Irrigation	-	(1)	1	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	7,055	2,945	70.55%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	4,274	5,726	42.74%
Irrigation Maintenance	24,000	15,805	8,195	65.85%
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%
Total Other Physical Environment	632,705	412,278	220,427	65.16%
TOTAL EXPENDITURES	1,050,320	710,152	340,168	67.61%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
Excess (deficiency) of revenues				
Over (under) expenditures	-	521,865	521,865	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Installment Purchase Proceeds	-	10,577	10,577	0.00%
TOTAL FINANCING SOURCES (USES)	-	10,577	10,577	0.00%
Net change in fund balance	\$ -	\$ 532,442	\$ 532,442	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		42,423		
FUND BALANCE, ENDING		\$ 574,865		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,598	\$ 37,598	0.00%
Special Assmnts- Tax Collector	991,775	1,000,441	8,666	100.87%
TOTAL REVENUES	991,775	1,038,039	46,264	104.66%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	621,775	626,631	(4,856)	100.78%
Total Debt Service	991,775	996,631	(4,856)	100.49%
TOTAL EXPENDITURES	991,775	996,631	(4,856)	100.49%
Excess (deficiency) of revenues				
Over (under) expenditures	-	41,408	41,408	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,366,211		
FUND BALANCE, ENDING		\$ 1,407,619		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 25,785	\$ 25,785	0.00%
Special Assmnts- Tax Collector	-	64,978	64,978	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
TOTAL REVENUES	443,575	527,905	84,330	119.01%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	90,000	-	100.00%
Interest Expense	353,575	355,656	(2,081)	100.59%
Total Debt Service	443,575	445,656	(2,081)	100.47%
TOTAL EXPENDITURES	443,575	445,656	(2,081)	100.47%
Excess (deficiency) of revenues Over (under) expenditures	-	82,249	82,249	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		456,752		
FUND BALANCE, ENDING		\$ 539,001		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 23,240	\$ 23,240	0.00%
TOTAL REVENUES	-	23,240	23,240	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	422,527	(422,527)	0.00%
Total Construction In Progress	-	422,527	(422,527)	0.00%
TOTAL EXPENDITURES	-	422,527	(422,527)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(399,287)	(399,287)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(97,354)		
FUND BALANCE, ENDING		<u>\$ (496,641)</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,172	\$ 1,172	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
TOTAL REVENUES	-	90,026	90,026	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	165,324	(165,324)	0.00%
Total Construction In Progress	-	165,324	(165,324)	0.00%
TOTAL EXPENDITURES	-	165,324	(165,324)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(75,298)	(75,298)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		75,534		
FUND BALANCE, ENDING		\$ 236		

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

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 07_24
Statement Date 07/31/2024

GL Balance (LCY)	443,339.55	Statement Balance	545,517.64
GL Balance	443,339.55	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	545,517.64
Subtotal	443,339.55	Outstanding Checks	-102,178.09
Negative Adjustments	0.00		
		Ending Balance	443,339.55
Ending G/L Balance	443,339.55		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
06/25/2024	Payment	555	Check for Vendor V00016	-200.00	-200.00	0.00
06/25/2024	Payment	556	Check for Vendor V00024	-200.00	-200.00	0.00
06/25/2024	Payment	558	Check for Vendor V00019	-200.00	-200.00	0.00
07/23/2024	Payment	560	Check for Vendor V00057	-4,100.00	-4,100.00	0.00
07/23/2024	Payment	561	Check for Vendor V00038	-200.00	-200.00	0.00
07/23/2024	Payment	563	Check for Vendor V00037	-4,656.00	-4,656.00	0.00
07/23/2024	Payment	564	Check for Vendor V00053	-425.00	-425.00	0.00
07/23/2024	Payment	567	Check for Vendor V00048	-1,246.00	-1,246.00	0.00
07/23/2024	Payment	569	Check for Vendor V00019	-200.00	-200.00	0.00
07/23/2024	Payment	570	Check for Vendor V00076	-262.50	-262.50	0.00
07/23/2024	Payment	571	Check for Vendor V00016	-200.00	-200.00	0.00
07/23/2024	Payment	572	Check for Vendor V00072	-756.99	-756.99	0.00
07/23/2024	Payment	573	Check for Vendor V00024	-200.00	-200.00	0.00
07/23/2024	Payment	575	Check for Vendor V00035	-175.00	-175.00	0.00
07/23/2024	Payment	576	Check for Vendor V00011	-6,111.45	-6,111.45	0.00
07/23/2024	Payment	578	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
07/23/2024	Payment	579	Check for Vendor V00071	-1,642.00	-1,642.00	0.00
07/23/2024	Payment	580	Check for Vendor V00009	-2,750.95	-2,750.95	0.00
07/23/2024	Payment	581	Check for Vendor V00025	-250.00	-250.00	0.00
07/03/2024	Payment	DD214	Payment of Invoice 001194	-937.30	-937.30	0.00
07/03/2024	Payment	DD216	Payment of Invoice 001196	-555.76	-555.76	0.00
07/19/2024	Payment	DD217	Payment of Invoice 001204	-11,233.62	-11,233.62	0.00
07/18/2024	Payment	DD218	Payment of Invoice 001172	-74.99	-74.99	0.00
07/09/2024	Payment	DD219	Payment of Invoice 001220	-384.94	-384.94	0.00
Total Checks				-38,512.50	-38,512.50	0.00

Outstanding Checks

07/23/2024	Payment	559	Check for Vendor V00022	-14,169.94
07/23/2024	Payment	562	Check for Vendor V00065	-680.00
07/23/2024	Payment	565	Check for Vendor V00073	-1,112.65
07/23/2024	Payment	566	Check for Vendor V00023	-16,271.49

Bank Account Statement

Berry Bay CDD

Friday, August 23, 2024
Page 2
Z-NTHITE

Bank Account No.	6498			
Statement No.	07_24			
Statement Date	07/31/2024			
07/23/2024	Payment	568	Check for Vendor V00075	-100.00
07/23/2024	Payment	574	Check for Vendor V00054	-90.00
07/23/2024	Payment	577	Check for Vendor V00044	-67,011.84
07/03/2024	Payment	DD213	Payment of Invoice 001193	-1,613.69
07/03/2024	Payment	DD215	Payment of Invoice 001195	-1,128.48
Total Outstanding Checks				-102,178.09

Outstanding Deposits

Total Outstanding Deposits

July 2024 Meeting

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	7/15/2024	15285	\$600.00			POOL CLEANING- JULY 2024
BLUE LIFE POOL SERVICE LLC	6/1/2024	14982	\$2,000.00			POOL CLEANING- JUNE 2024
BLUE LIFE POOL SERVICE LLC	7/1/2024	15232	\$2,100.00		\$4,700.00	POOL CLEANING- JULY 2024
CHARTER COMMUNICATIONS	5/31/2024	3124- 053124 ACH	\$74.99			INTERNET- 05/31/24-06/30/24
CHARTER COMMUNICATIONS	7/1/2024	0124 070124 ACH	\$74.99		\$149.98	INTERNET
CITY-WIDE CLEANING LLC	5/27/2024	18661	\$345.00			MAY 2024 SVC
CITY-WIDE CLEANING LLC	6/28/2024	18728	\$335.00		\$680.00	JUNE 2024 SVC
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	7/1/2024	97806	\$2,139.00			WATERWAY SVC JULY 2024
INFRAMARK LLC	5/2/2024	124297	\$1.05			APRIL 2024 B/W COPIES
INFRAMARK LLC	5/2/2024	124297	\$36.32			APRIL 2024 POSTAGE SVCS
INFRAMARK LLC	5/2/2024	124297	\$0.78	\$38.15		APRIL 2024 DUPLEX COPIES
INFRAMARK LLC	5/7/2024	124768	\$700.00			MAY 2024 DISS SVCS
INFRAMARK LLC	5/7/2024	124768	\$3,000.00			MAY 2024 DISTRICT MANAGER SVCS
INFRAMARK LLC	5/7/2024	124768	\$125.00			MAY 2024 WEBSITE MGMNT SVCS
INFRAMARK LLC	5/7/2024	124768	\$1,000.00			MAY 2024 FIELD MGMNT SVCS
INFRAMARK LLC	5/7/2024	124768	\$375.00			MAY 2024 ACCOUNTING SVCS
INFRAMARK LLC	5/7/2024	124768	\$2,916.67	\$8,116.67		MAY 2024 ON SITE STAFF SVCS
INFRAMARK LLC	6/3/2024	#126155	\$700.00			JUNE 2024 DISS SVCS
INFRAMARK LLC	6/3/2024	#126155	\$3,000.00			JUNE 2024 DISTRICT MANAGER SVCS
INFRAMARK LLC	6/3/2024	#126155	\$125.00			JUNE 2024 WEBSITE MGMNT SVCS
INFRAMARK LLC	6/3/2024	#126155	\$1,000.00			JUNE 2024 FIELD MGMNT SVCS
INFRAMARK LLC	6/3/2024	#126155	\$375.00			JUNE 2024 ACCOUNTING SVCS
INFRAMARK LLC	6/3/2024	#126155	\$2,916.67	\$8,116.67	\$16,271.49	JUNE 2024 ON SITE STAFF SVCS
JNJ CLEANING SERVICES LLC	6/29/2024	0385	\$1,246.00			AMENITY CLEANING-- JUNE 2024
JNJ CLEANING SERVICES LLC	7/23/2024	0405	\$1,246.00		\$2,492.00	CLEAN AND SANITIZE RESTROOMS
SUNRISE LANDSCAPE	6/3/2024	MAN 20720	\$28,545.08			LANDSCAPE MAINT JUNE 2024
SUNRISE LANDSCAPE	7/1/2024	MAN 22385	\$28,545.08		\$57,090.16	LANDSCAPE MAINT JULY 2024
SWINE SOLUTIONS	6/25/2024	510	\$1,550.00			TRAPPING SERVICE
SWINE SOLUTIONS	7/24/2024	519	\$1,550.00		\$3,100.00	TRAPPING FEE
TIMES PUBLISHING COMPANY	7/17/2024	071724-6147	\$1,152.00			LEGAL AD JULY 2024
Monthly Contract Subtotal			\$87,774.63			
Variable Contract						
CARLOS DE LA OSSA	7/11/2024	CDLO 071124	\$200.00			SUPERVISOR FEE
KELLY ANN EVANS	7/11/2024	KE 071124	\$200.00			SUPERVISOR FEE
NICHOLAS J. DISTER	7/11/2024	ND 071124	\$200.00			SUPERVISOR FEE

July 2024 Meeting

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
RYAN MOTKO	7/11/2024	RM 071124	\$200.00			SUPERVISOR FEE
STRALEY ROBIN VERICKER	6/11/2024	24717	\$2,520.50			PROF SVCS RENDERED THRU MAY 2024
Variable Contract Subtotal			\$3,320.50			
Utilities						
TECO	6/5/2024	6104 060524 ACH	\$11,354.71			ELECTRIC
TECO	6/12/2024	221008993802 061224	\$1,613.69			ELECTRIC
TECO	6/12/2024	3150 061224 ACH	\$937.30			ELECTRIC
TECO	6/12/2024	221008992960 061224	\$1,128.48			ELECTRIC
TECO	7/5/2024	6104 070524 ACH	\$11,233.62			ELECTRIC
TECO	7/12/2024	3334 071224 ACH	\$555.76			ELECTRIC
TECO	7/12/2024	071224-7564 ACH	\$2,256.92			SVC PRD 06/07/24-07/08/24
TECO	7/12/2024	3802-071224 ACH	\$1,613.99			SVC PRD 06/07/24-07/08/24
TECO	7/12/2024	3150-071224 ACH	\$1,072.35		\$31,766.82	SVC PRD 06/07/24-07/08/24
Utilities Subtotal			\$31,766.82			
Regular Services						
BERRY BAY CDD	6/19/2024	06142024-01	\$14,169.94			SERIES 2021 FY24 TAX DIST ID 678 TAX SALE
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	6/1/2024	96728	\$2,139.00			WATERWAY SVC JUNE 2024
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	7/1/2024	98461	\$378.00			SVC TO TREAT VEGETATION
FIRST CHOICE AQUATIC WEED MANAGMENT LLC	7/17/2024	98676	\$340.00		\$2,857.00	WATERWAY SVC JUNE 2024
HAWKINS SERVICE COMPANY LLC	6/6/2024	262729661	\$29.98			HOME PROTECTION PLAN
HAWKINS SERVICE COMPANY LLC	7/1/2024	267962073-1	\$29.98		\$59.96	HOME PROTECTION PLAN
JOBE PEST SERVICES	6/30/2024	5065	\$100.00			PARTIAL SPIDER CLEANOUT
MHD COMMUNICATIONS	6/20/2024	34657	\$262.50			CAMERA SET UP
OPTIMAL OUTSOURCE	6/18/2024	OPT0989762	\$756.99			POSTAGE
SEBEES PEST SOLUTIONS	6/1/2024	000651	\$90.00			PEST CONTROL
STRALEY ROBIN VERICKER	7/9/2024	24902	\$3,590.95			PROFESSIONAL SERVICES
SUNRISE LANDSCAPE	6/30/2024	MAN 22462	\$854.25			IRR REPAIRS
SUNRISE LANDSCAPE	6/3/2024	MAN 20687	\$1,431.55			IRR REPAIRS
SUNRISE LANDSCAPE	6/30/2024	MAN 22044	\$7,635.88		\$9,921.68	LANDSCAPE MAINT JUNE 2024
TECH STREET GLOBAL SECURITY	6/16/2024	997	\$696.00			POOL SVCS
TECH STREET GLOBAL SECURITY	6/1/2024	976	\$250.00			POOL SVCS
TECH STREET GLOBAL SECURITY	7/7/2024	1011	\$696.00		\$1,642.00	POOL SVCS
TIMES PUBLISHING COMPANY	6/19/2024	306147-061924	\$2,338.95			LEGAL AD JUNE 2024
TIMES PUBLISHING COMPANY	6/28/2024	348701 062824	\$412.00		\$2,750.95	AD SERVICES
U.S. BANK	5/24/2024	7335049	\$250.00			CUSTODIAN

<div>BERRY BAY CDD</div> <div>Summary of Operations and Maintenance Invoices</div>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Regular Services Subtotal			\$36,451.97			
Additional Services						
GATE PROS, INC.	6/11/2024	11246	\$150.00			POOL MAINT
GATE PROS, INC.	6/13/2024	11262	\$275.00		\$425.00	POOL MAINT
HAWKINS SERVICE COMPANY LLC	6/14/2024	262735002	\$1,112.65			MISC MAINT.
SPEAREM ENTERPRISES LLC	6/16/2024	6084	\$175.00			CELAN UP AND DISPOSE TRASH
Additional Services Subtotal			\$1,712.65			
TOTAL			\$161,026.57			

BERRY BAY INSPECTION REPORT. 8/21/24, 9:56 AM

Berry Bay CDD.

Wednesday, August 21, 2024

Prepared For Board of supervisors.

63 Issue Identified

Gary Schwartz





Berry Grove Boulevard.

Assigned To Sunrise.

The community entrance is clean and looks good. New annuals are scheduled to be installed.



Berry Grove Boulevard.

Assigned To Sunrise.

The North side entrance façade is clean and looks good.

**301.**

Assigned To Sunrise.

Heading North on the frontage looks good.

**Berry Grove Boulevard.**

Assigned To Sunrise.

Treat and remove the weeds.



Berry Grove Boulevard.

Assigned To Sunrise.

The South side entrance façade is clean looks good. The flags indicate plant replacement is necessary.



301.

Assigned To Sunrise.

Heading South on the frontage 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 Sabal palm trees are healthy and look good.



Berry Grove Boulevard.

Assigned To Sunrise.

Turf conditions are improving in various sections of the median.



Pond # 1.

Assigned To First Choice Aquatics.

The pond looks good.

**Pond # 2.**

Assigned To First Choice Aquatics.
The pond looks good.

**Pond # 3.**

Assigned To First Choice Aquatics.
There is a planktonic algae bloom in
the pond.



Berry Grove Boulevard.

Assigned To Sunrise.

Treat and remove any weeds in the tree circles.



Pond # 19.

Assigned To First Choice Aquatics.

There is a filamentous algae bloom in the pond.



Eagle Rock.

Assigned To Sunrise.

The turf conditions in the pocket park are good.



Pond #4.

Assigned To First Choice Aquatics.

The pond looks good.



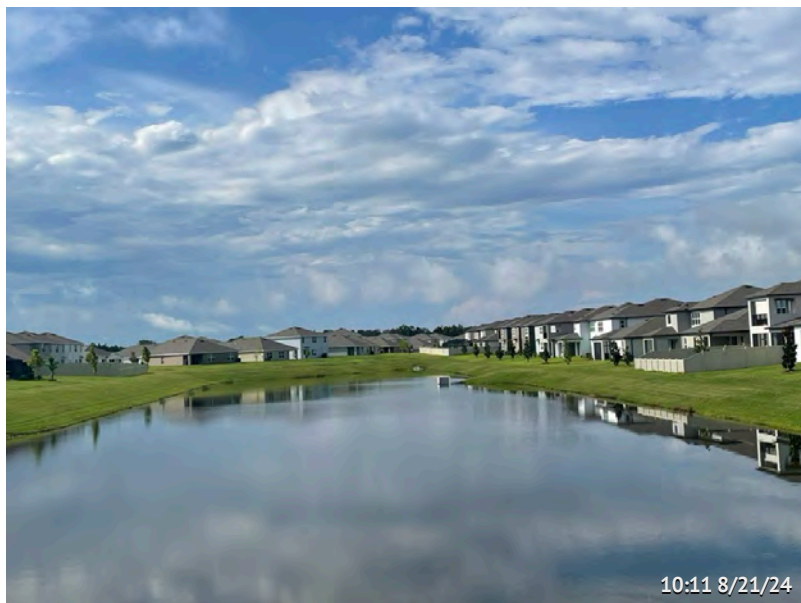
Pond # 5.

Assigned To First Choice Aquatics.
The pond looks good.



Berry Grove Boulevard.

Assigned To Sunrise.
The median turf conditions are improving.



Pond # 15.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 12.

Assigned To First Choice Aquatics.
There is filamentous algae in the pond.



Berry Grove Boulevard

Assigned To Sunrise.

The Lantana plants are healthy and look good.



Star Anise.

Assigned To Sunrise.

The turf conditions in the pocket park are improving.



Pond # 6.

Assigned To First Choice Aquatics.
The pond looks good.



Gumbo Limbo.

Assigned To Sunrise.
The pocket park looks good.



Juniper Cove.

Assigned To Sunrise.

The utility company placed the red flags on the turf.



King Fern.

Assigned To Sunrise.

The West side roundabout turf conditions are good.



King Fern.

Assigned To Sunrise.

The South side roundabout turf conditions are good



Pond # 11.

Assigned To First Choice Aquatics.

The pond looks good.



Pond # 10.

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



Pond # 9.

Assigned To First Choice Aquatics.
The pond looks good.



Berry Bay Ave.

Assigned To Sunrise.

The turf conditions in the pocket park could use improvement.



Pond # 21.

Assigned To First Choice Aquatics.

The pond looks good.



Pond # 21.

Assigned To District manager.

The wash-outs in the pond need to be repaired.



Saffold.

Assigned To Sunrise

Heading East on the frontage looks good.



Berry Bay Ave.

Assigned To Sunrise.

The community entrance looks good.



Pond # 8.

Assigned To First Choice Aquatics.

There is torpedo grass in the pond, but the pond looks good overall.



Blue Azzure.

Assigned To Sunrise.

The pocket park turf conditions need improvement.



Pond # 7.

Assigned To First Choice Aquatics.

Most of the torpedo grass in the pond is dead, and the pond looks good overall.



Plumeria.

Assigned To Sunrise.

The pocket park looks good.



Pond # 13.

Assigned To First Choice Aquatics

The pond looks good.



Pond # 14.

Assigned To First Choice Aquatics.
The pond looks good.



Pond # 16.

Assigned To First Choice Aquatics.
There is filamentous algae in the pond.



Pond # 20

Assigned To First Choice Aquatics.
There is torpedo grass in the pond.



Pond # 17.

Assigned To First Choice Aquatics.
The turbidity in the pond was caused
by the recent rain.



Pond # 18.

Assigned To First Choice Aquatics.

The filamentous algae in the pond is beginning to die.



Night Tide.

Assigned To Sunrise.

The Awabuki Viburnum plants are still recovering from leaf spot.



Night Tide.

Assigned To Sunrise.

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



Night Tide.

Assigned To Clubhouse manager.

The basketball court looks good.



Night Tide.

Assigned To Clubhouse manager.
The Pickleball court looks good.



Night Tide.

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



Night Tide.

Assigned To Sunrise.

The dog park looks good.



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 Sunrise.

The turf conditions are good.



Night Tide.

Assigned To Clubhouse manager.

The picnic pavilion is clean and looks good.



Night Tide.

Assigned To Clubhouse manager.
The playground looks good.



Night Tide.

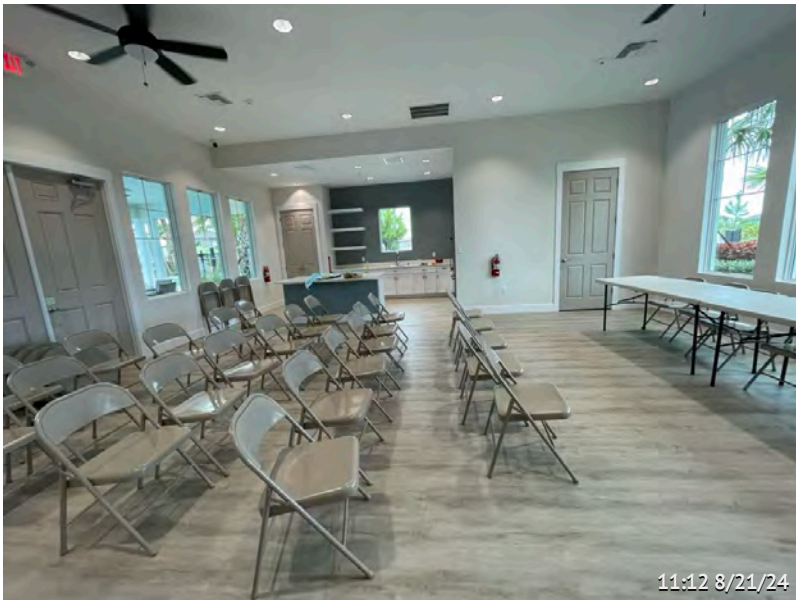
Assigned To Sunrise.
Trim the dead area of the plant.



Night Tide.

Assigned To Sunrise

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



Night Tide.

Assigned To Clubhouse manager.

The clubhouse is clean and looks good.



Night Tide.

Assigned To Clubhouse manager.

The table and chairs are clean and look good.



Night Tide.

Assigned To Sunrise.

The turf conditions have improved, but still need more improvement.



Night Tide.

Assigned To Blue Life.

The pool is clear and blue.



Night Tide.

Assigned To Clubhouse manager.

The chaise lounges and umbrellas are clean and look good.



Night Tide.

Assigned To Sunrise.

Sunrise will be replacing the deficient areas of turf at the amenity center.