

**BERRY BAY
COMMUNITY DEVELOPMENT
DISTRICT**

JUNE 05, 2025

**REGULAR MEETING
AGENDA PACKAGE**



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

Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, June 05, 2025 at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held **June 05, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB

Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

REGULAR MEETING OF THE BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

- A. Consideration of Resolution 2025-06; Authorizing Boundary Amendment to the District
- B. Consideration of Resolution 2025-07; Authorizing Spending Authority for District Manager and Chair of the Board
- C. Consideration of Resolution 2025-08; Approving Proposed Budget and Setting Public Hearing
- D. Consideration of Amenity Center Agreement
- E. Consideration of ARC Application
- F. Ratification of Pool Monitor Services Agreement

4. CONSENT AGENDA

- A. Approval of Minutes of the May 01, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance April 2025
- C. Acceptance of the Financials and Approval of the Check Register for April 2025

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION NO. 2025-06

A RESOLUTION AUTHORIZING THE BOUNDARY AMENDMENT OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT AND AUTHORIZING THE SUBMITTAL OF A PETITION TO AMEND THE BOUNDARIES OF THE DISTRICT TO THE BOARD OF COUNTY COMMISSIONERS OF HILLSBOROUGH COUNTY, FLORIDA, UNDER SECTION 190.046, FLORIDA STATUTES.

WHEREAS, the Berry Bay Community Development District ("**District**") is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, as amended, Chapter 190, Florida Statutes; and

WHEREAS, the Board of Supervisors of the District ("**Board**") desires to amend the boundaries of the District and to submit a petition to amend the boundaries of the Berry Bay Community Development District ("**Petition**"). The District shall be amended by expanding the District by adding the parcel as described in **Exhibit A** ("**Property**"), which is attached hereto, and incorporated herein.

NOW THEREFORE, BE IT RESOLVED THAT:

1. The Board hereby authorizes and approves of the boundary amendment of the District and the Board hereby authorizes and directs the Chair or Vice Chair to sign and submit the petition to Hillsborough County, Florida.
2. The Board hereby authorizes and directs the Chair, the Vice Chair, or any member of the Board, the District Manager, District Counsel, and District Engineer to take any action or to offer testimony in any proceeding held in connection with obtaining approval of the petition from Hillsborough County, Florida.
3. This Resolution shall be effective as of June 5, 2025.

PASSED AND ADOPTED THIS 5TH DAY OF JUNE, 2025.

ATTEST:

**BERRY BAY COMMUNITY
DEVELOPMENT DISTRICT**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Exhibit A

**BERRY BAY
COMMUNITY DEVELOPMENT DISTRICT
EXPANSION PARCEL**

RESOLUTION 2025-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT CONFIRMING AUTHORIZATION TO PAY INVOICES FOR WORK PREVIOUSLY APPROVED; AUTHORIZING THE CHAIR OR VICE-CHAIR OF THE BOARD OF SUPERVISORS AND THE DISTRICT MANAGER TO ENTER INTO CONTRACTS AND DISBURSE FUNDS FOR PAYMENT OF CERTAIN EXPENSES WITHOUT PRIOR APPROVAL OF THE BOARD OF SUPERVISORS; PROVIDING FOR A MONETARY THRESHOLD; AND PROVIDING FOR THE REPEAL OF PRIOR SPENDING AUTHORIZATIONS; PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, Section 190.011(5), Florida Statutes, authorizes the District to adopt resolutions which may be necessary for the conduct of District business;

WHEREAS, the Board of Supervisors of the District (the “**Board**”) typically meets monthly to conduct the business of the District, including approval of proposals, authorizing the entering into of agreements or contracts, and authorizing the payment of District operating and maintenance expenses;

WHEREAS, the Board contracted with the District Manager to timely pay the District’s vendors and perform other management functions;

WHEREAS, the Board desires to confirm that the District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board and such payments do not need to be approved by the Board prior to payment;

WHEREAS, the Board recognizes that certain time sensitive, emergency issues, or routine matters may arise from time to time that require approval outside of regular monthly meetings;

WHEREAS, to conduct the business of the District in an efficient manner, recurring, non-recurring and other disbursements for goods and services must be processed and paid in a timely manner; and

WHEREAS, the Board has determined that it is in the best interests of the District, and is necessary for the efficient administration of District operations; the health, safety, and welfare of the residents within the District; and the preservation of District assets or facilities, to authorize limited spending authority to the Chair (or Vice-Chair if the Chair is unavailable) of the Board and the District Manager between regular monthly meetings.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

1. **Authorization to Pay Invoices for Work Previously Approved.** The District Manager is authorized to pay invoices, regardless of the dollar amounts, for work previously approved by the Board in accordance with such contracts and such payments do not need to be approved by the Board prior to payment nor do they need to be re-approved by the Board at a future meeting.
2. **Limited Spending Authorization.** The Board hereby authorizes the individuals stated below to exercise their judgment to enter into contracts and disburse funds up to the amounts stated below, without prior Board approval for expenses that (1) are required to provide for the health, safety, and welfare of the residents within the District or (2) remedy an unforeseen disruption in services relating to the District's facilities or assets and such disruption would result in significantly higher expenses unless the contract is entered into immediately.
 - a. The Chair (or Vice-Chair if the Chair is unavailable) may individually authorize such expenses up to \$2,500.00 per proposal/event.
 - b. The District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$5,000.00 per proposal/event.
 - c. Only for emergency situations where there was first an attempt to hold an emergency meeting but quorum could not be established within 48 hours, the District Manager and Chair (or Vice-Chair if the Chair is unavailable) may jointly authorize such expenses up to \$15,000.00 per proposal/event.
3. **Ratification of Spending Authorization at Future Meeting.** Any payment made pursuant to this Resolution shall be submitted to the Board at the next scheduled meeting for approval and ratification under the Check Run Summary.
4. **Repeal of Prior Spending Authorizations.** All prior spending authorizations approved by resolution or motion of the Board are hereby repealed.
5. **Effective Date.** This Resolution shall become effective immediately upon its adoption.

Passed and adopted on June 5, 2025.

Attest:

**Berry Bay
Community Development District**

Name: _____
Title: Secretary/Assistant Secretary

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

RESOLUTION 2025-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT APPROVING A PROPOSED OPERATION AND MAINTENANCE BUDGET FOR FISCAL YEAR 2025/2026; SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW; ADDRESSING TRANSMITTAL, POSTING, AND PUBLICATION REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager prepared and submitted to the Board of Supervisors (“**Board**”) of the Berry Bay Community Development District (“**District**”) prior to June 15, 2025, a proposed operation and maintenance budget for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”); and

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

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

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

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

DATE: August 7, 2025

HOUR: 2:00 p.m.

LOCATION: Offices at Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

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

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

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

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

PASSED AND ADOPTED ON JUNE 5, 2025.

Attest:

**Berry Bay Community
Development District**

Print Name: _____
☐Secretary/☐Assistant Secretary

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

Exhibit A: Proposed Budget for Fiscal Year 2025/2026

Berry Bay
Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Preliminary Budget

Prepared by:



Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
REVENUES				
Rental Income	\$	-	\$	-
Operations & Maintenance Assmts - On Roll	\$	778,872	\$	972,764
Special Assmnts- CDD Collected	\$	322,203	\$	549,249
Misc Revenues	\$	-	\$	-
Insurance Reimbursement	\$	-	\$	-
Interest - Tax Collector	\$	-	\$	-
TOTAL REVENUES	\$	1,101,075	\$	1,522,013

EXPENDITURES**Financial and Administrative**

Supervisor Fees	\$	12,000	\$	12,000
Onsite Staff	\$	70,000	\$	70,000
District Management	\$	36,000	\$	36,000
Field Management	\$	12,000	\$	12,000
Accounting Services	\$	12,000	\$	18,000
Website Admin Services	\$	1,500	\$	1,500
District Engineer	\$	5,000	\$	12,000
District Counsel	\$	10,000	\$	15,000
Trustees Fees	\$	4,100	\$	4,100
Auditing Services	\$	4,900	\$	5,000
Postage, Phone, Faxes, Copies	\$	250	\$	250
Mailings	\$	2,500	\$	2,500
Legal Advertising	\$	2,500	\$	2,500
Bank Fees	\$	250	\$	250
Dues, Licenses & Fees	\$	500	\$	500
Onsite Office Supplies	\$	200	\$	250
Website ADA Compliance	\$	1,500	\$	1,500
Disclosure Report	\$	11,400	\$	11,400
Total Financial and Administrative	\$	186,600	\$	204,750

Insurance

General Liability	\$	3,483	\$	3,812
Public Officials Insurance	\$	2,851	\$	3,620
Property & Casualty Insurance	\$	36,841	\$	33,411
Deductible	\$	-	\$	2,500

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED	ANNUAL
	BUDGET	BUDGET
	FY 2025	FY 2026
Total Insurance	\$ 43,175	\$ 43,343

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Utility Services				
Electric Utility Services	\$	40,000	\$	40,000
Street Lights	\$	172,759	\$	200,100
Amenity Internet	\$	1,200	\$	1,200
Water/Waste	\$	3,000	\$	3,000
Total Utility Services	\$	216,959	\$	244,300
Amenity				
Pool Monitor	\$	12,000	\$	12,000
Janitorial - Contract	\$	18,000	\$	10,020
Janitorial - Supplies/Other	\$	1,500	\$	1,500
Garbage Dumpster - Rental/Collection	\$	3,000	\$	3,000
Amenity Pest Control	\$	1,800	\$	1,800
Amenity R&M	\$	10,000	\$	10,000
Amenity Camera R&M	\$	2,000	\$	2,000
Amenity Furniture R&M	\$	5,000	\$	5,000
Access Control R&M	\$	5,000	\$	5,000
Dog Waste Station Service and Supplies	\$	4,000	\$	4,200
Entrance Monuments, Gates, Walls R&M	\$	10,000	\$	15,000
Sidewalk, Pavement, Signage R&M	\$	2,000	\$	2,000
Pool Maintenance - Contract	\$	24,000	\$	24,000
Pool Treatments & Other R&M	\$	3,000	\$	3,500
Security Monitoring Services	\$	6,000	\$	6,000
MISC Contingency	\$	10,000	\$	15,000
Community Events	\$	10,000	\$	15,000
Holiday Decorations	\$	10,000	\$	10,000
Total Amenity	\$	137,300	\$	145,020

Summary of Revenues, Expenditures and Changes in Fund Balances
General Fund
Fiscal Year 2026 Budget

ACCOUNT DESCRIPTION	ADOPTED		ANNUAL	
	BUDGET		BUDGET	
	FY 2025		FY 2026	
Landscape and Pond Maintenance				
Landscape Maintenance - Contract	\$	342,541	\$	450,000
Landscaping - R&M	\$	7,000	\$	-
Landscaping - Mulch	\$	35,000	\$	35,000
Landscaping - Annuals	\$	18,000	\$	18,000
Landscaping - Plant Replacement Program	\$	30,000	\$	47,000
Tree Trimming	\$	10,000	\$	10,000
Irrigation Maintenance	\$	30,000	\$	30,000
Aquatics - Contract	\$	28,000	\$	33,600
Aquatics - Plant Replacement	\$	5,000	\$	5,000
Waterway Management Program	\$	2,500	\$	5,000
Debris Cleanup	\$	9,000	\$	15,000
Wildlife Control	\$	-	\$	9,000
Storm Cleanup	\$	-	\$	35,000
Mailbox Awning Project	\$	-	\$	150,000
Ditches R&M	\$	-	\$	12,000
Landscaping - Soil Ammendment	\$	-	\$	30,000
Total Landscape and Pond Maintenance	\$	517,041	\$	884,600
TOTAL EXPENDITURES	\$	1,101,075	\$	1,522,013

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION									
Assessment Area One- Series 2021									
Product	Units	O&M Assessment			Debt Service Series 2021		Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	FY 2026	FY 2025	Dollar Change
SF 40'	144	\$ 1,247.19	\$ 998.60	\$ 248.59	\$ 1,276.18	\$ 1,276.18	\$ 2,523.37	\$ 2,274.78	\$ 248.59
SF 50'	371	\$ 1,558.99	\$ 1,248.25	\$ 310.74	\$ 1,595.23	\$ 1,595.23	\$ 3,154.22	\$ 2,843.48	\$ 310.74
SF 60'	148	\$ 1,870.78	\$ 1,497.90	\$ 372.88	\$ 1,914.27	\$ 1,914.27	\$ 3,785.05	\$ 3,412.17	\$ 372.88
	663								
Assessment Area Two- Series 2023									
Product	Units	O&M Assessment			Debt Service Series 2023		Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	FY 2026	FY 2025	Dollar Change
SF 40'	190	\$ 1,247.19	\$ 998.60	\$ 248.59	\$ 1,382.51	\$ 1,382.51	\$ 2,629.70	\$ 2,381.11	\$ 248.59
SF 50'	83	\$ 1,558.99	\$ 1,248.25	\$ 310.74	\$ 1,728.14	\$ 1,728.14	\$ 3,287.13	\$ 2,976.39	\$ 310.74
SF 60'	33	\$ 1,870.78	\$ 1,497.90	\$ 372.88	\$ 2,073.77	\$ 2,073.77	\$ 3,944.55	\$ 3,571.67	\$ 372.88
	306								
Assessment Area Three- Series 2024									
Product	Units	O&M Assessment			Debt Service Series 2024		Total Assessments per Unit		
		FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	FY 2026	FY 2025	Dollar Change
SF 50'	63	\$ 1,558.99	\$ 1,248.25	\$ 310.74	\$ 1,625.00	\$ -	\$ 3,183.99	\$ 1,248.25	\$ 1,935.74
SF 60'	31	\$ 1,870.78	\$ 1,497.90	\$ 372.88	\$ 1,950.00	\$ -	\$ 3,820.78	\$ 1,497.90	\$ 2,322.88
	94								

Recreation Amenity Use Agreement

This Recreation Amenity Use Agreement (this “**Agreement**”) is made and entered into as of _____, 2025, by and between the **Berry Bay Community Development District I (“BB1”)** and the **Berry Bay II Community Development District II (“BB2”)** (collectively the “**Districts**”, both being local units of special-purpose governments established pursuant to Chapter 190, Florida Statutes.

Background Information

WHEREAS, BB1 and BB2 both have been granted the power to operate public facilities, parks, and recreational facilities for district residents and the general public pursuant to Section 190.012(2)(a), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, BB1 and BB2 have been granted the power to cooperate with, or contract with, other governmental agencies as may be necessary, convenient, incidental, or proper in connection with any of their authorized powers pursuant to Section 190.011(12), Florida Statutes, and their respective enabling ordinances; and

WHEREAS, BB1 owns and operates community amenities within its boundaries, including a clubhouse, restroom facilities, swimming pool, and playground (the “**Recreation Amenities**”); and

WHEREAS, BB2 is a newer community and has not yet completed construction of its amenities; and

WHEREAS, BB1 and BB2 desire to allow the residents of BB2 to be able to use the Recreation Amenities located within BB1 for a reasonable fee, subject to the terms stated herein; and

WHEREAS, the parties desire to enter into this Agreement to permit residents of BB2 to enjoy the Recreation Amenities of BB1, provide for collection of user fees, and incorporate other terms related to such infrastructure as described in this Agreement.

NOW THEREFORE, based upon good and valuable consideration and mutual covenants of the parties hereinafter recited, it is agreed as follows:

1. **Recitals.** The foregoing recitals are true and correct and are hereby incorporated into this Agreement by this reference and are hereby adopted as a material part of this Agreement for all purposes.
2. **User Fee Amount.** Any residents of BB1 wishing to use the Recreation Amenities shall pay an annual fee to BB2 (“**User Fee**”), which shall be calculated by BB1 and represent a fair and equitable cost for use of the Recreation Amenities. The User Fee may be revised by BB1 on an annual basis to account for changes in the capital improvements, construction, and/or operation and maintenance costs of the Recreation Amenities.
3. **Term.** The initial term of this Agreement shall be for one (1) year from the date of this Agreement. At the end of the initial term, this Agreement shall automatically renew for the same term and contract provisions as the initial term, until terminated by either party pursuant to the termination provision below.
4. **Termination.** Either party may terminate this Agreement with or without cause upon not less than thirty (30) days advance written notice to the other party.

5. **Relationship.** The parties to this Agreement are not partners, joint ventures, employees, or agents of the other party, and no one party shall have the authority to bind the other party. Neither party shall have the right to make any contract or commitments for, or on behalf of, the other party without the prior written approval of the other party.
6. **Amendment.** Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties.
7. **Governmental Disputes.** Any disputes between BB1 and BB2 with respect to this Agreement shall be resolved in accordance with the Florida Governmental Conflict Resolution Act as outlined in Chapter 164, Florida Statutes.
8. **Governing Law and Venue.** This Agreement and the provisions contained herein shall be construed, interpreted, and controlled according to the laws of the State of Florida with venue in Hillsborough County, Florida.
9. **Enforcement of Agreement.** A default by either party under this Agreement shall entitle the other party to all remedies available at law or in equity, which shall include, but not be limited to, the right of damages, injunctive relief and specific performance. In the event either party is required to enforce this Agreement or any provision hereof by court proceedings or otherwise, then the prevailing party shall be entitled to recover from the non-prevailing party all fees and costs incurred, including but not limited to reasonable attorneys' fees incurred prior to or during any litigation or other dispute resolution and including fees incurred in appellate proceedings.
10. **Public Records.** The parties understand and agree that all documents of any kind provided in connection with this Agreement may be considered public records in accordance with Florida law.
11. **Sovereign Immunity.** The parties agree that nothing in this Agreement shall constitute or be construed as a waiver of either BB1's or BB2's limitations on liability contained in Section 768.28, Florida Statutes, or other statutes or law.
12. **Waiver.** No waiver by any party of another party's breach of any term, covenant, or condition contained in this Agreement shall be deemed to be a waiver of any subsequent breach of the same or any other term, covenant, or condition of this Agreement.
13. **Arm's Length Transaction.** This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement and received the advice of counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, all parties are deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.
14. **Authority to Execute.** The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this Agreement.
15. **Counterparts.** This Agreement may be executed in any number of counterparts, each of which when executed and delivered shall be an original; however, all such counterparts together shall constitute, but one and the same instrument.

16. **Severability.** If any provision of this Agreement is held invalid or unenforceable, the remainder of this Agreement shall remain in full force and effect.

17. **Notice.** Whenever any party desires to give notice to the other parties, it must be given by written notice, sent by email, certified United States mail with return receipt requested, or a nationally recognized express transportation company to the addresses below. In the event that any party undergoes a change in address or contact information, notification to the other parties shall be made.

To BB1:

c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Michael Perez
michael.perez@Inframark.com

To BB2:

c/o Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33607
Attn: Michael Perez
michael.perez@Inframark.com

18. **Entire Agreement.** This Agreement contains the entire agreement and neither party is to rely upon any oral representations made by the other party. This Agreement shall supersede and subsume any prior agreements. To the extent that any provisions of this Agreement conflict with the provisions in any exhibit, the provisions in this Agreement shall control over provisions in any exhibit.

IN WITNESS WHEREOF, the parties have entered into this Agreement as of the date first set forth above.

**Berry Bay Community
Development District**

**Berry Bay II Community
Development District**

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors



ADDRESS:

3329 Blue Estuary Rd. Wimauma, FL 33598

PHONE: (813) 466-4167

E-MAIL: Cardieguzman@icloud.com

DESCRIBE ALTERATION IN DETAIL:

1. Alteration Type(s): Fence Installation

(Example: Pool Installation, fence install, screen enclosure, landscape alteration, house painting, etc.)

2. Type of Material(s) Used: Tan PVC Fencing

(Example: PVC fencing, stone pavers, aluminum framing, red fountain grass, exterior paint, etc.)

3. Color(s) of Materials Used: Tan

(Provide sample of color.)

4. Details of Alteration(s): Fence for Backyard

(If more space is required, please attach another sheet to this form)

As a condition precedent to granting approval of any request for a change, alteration, or addition to an existing basic structure, the applicant, their hires and assigns thereto, hereby assume sole responsibility for the repair, maintenance or replacement of any such change, alteration, or addition. IT IS UNDERSTOOD AND AGREED THAT MY HOMEOWNERS' ASSOCIATION AND COMMUNITY ASSOCIATION MANAGEMENT SERVICES, LLC (CAMS) ARE NOT REQUIRED TO TAKE ANY ACTION TO REPAIR, REPLACE OR MAINTAIN ANY SUCH APPROVED CHANGE, ALTERATION, ADDITION, OR ANY STRUCTURE AND OTHER PROPERTY. THE HOMEOWNER AND ITS ASSIGNS ASSUME ALL RESPONSIBILITY AND COST FOR ANY ADDITION, CHANGE AND ITS FUTURE UPKEEP AND MAINTENANCE. I agree not to commence with any change, alteration, additions and/or improvements to the dwelling/lot as stated above until the Association or the Architectural Review Board notifies me in writing of their decision. I further acknowledge that I am responsible for removing and restoring any alteration not approved by the Association or the Architectural Review Board to its original state.

OWNER'S SIGNATURE: [Signature]

DATE: 4/5/2025

OWNER'S SIGNATURE: Cardie Guzman

DATE: 4/5/2025

For Office Use Only

ACTION TAKEN

By the Association/Architectural Review Board:

Date: _____

☐ Approved

☐ Not Approved

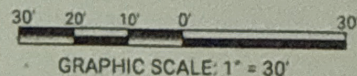
Conditions of Approval: _____

ADDRESS: 3329 BLUE ESTUARY ROAD

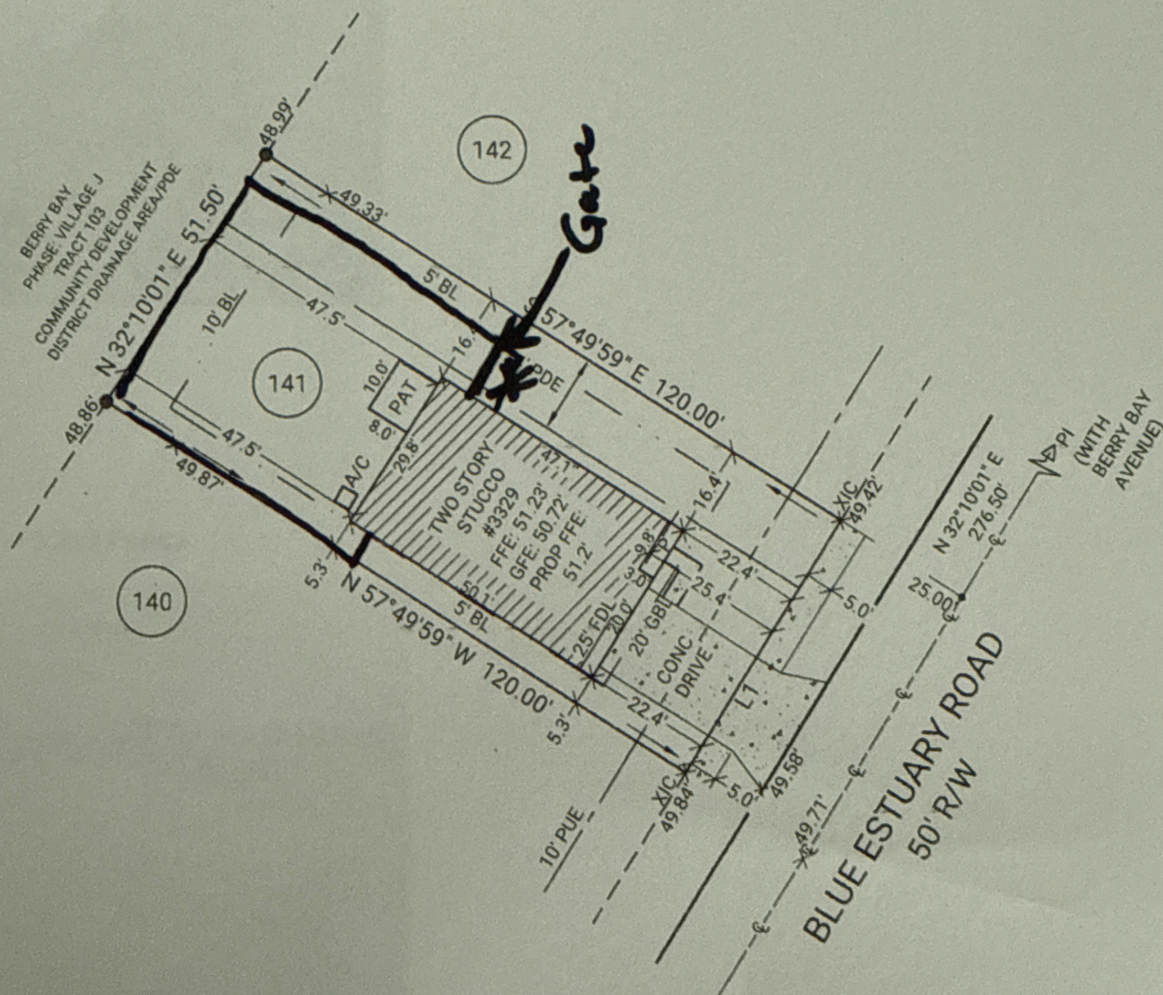
BEING LOT 141, ACCORDING TO THE PLAT OF BERRY BAY VILLAGE J, RECORDED IN PLAT BOOK 145, PG'S 208-214, OF THE PUBLIC RECORD OF HILLSBOROUGH COUNTY, FLORIDA.

AREA: 6,180 S.F. ~ 0.142 ACRES

Line	Bearing	Distance
L1	S 32°10'01" W	51.50'



SURVEY CERTIFIED TO
 DR HORTON, INC.
 JUAN JAVIER GUZMAN-RODRIGUEZ, CANDIE DULCELINA GUZMAN-RODRIGUEZ
 AND CELIA RUELAS POST
 UNITED WHOLESALE MORTGAGE, LLC
 DHI TITLE OF FLORIDA, INC.
 DHI TITLE INSURANCE COMPANY



GENERAL NOTES

- * Bearings shown hereon are based on the Plat provided to Carter and Clark.
- * Elevations shown hereon are based on the construction plans provided to Carter and Clark. Vertical Datum: NAVD 88.
- * This property lies within flood zone "X" according to FEMA FIRM#: 12057C0690H, effective on 08/28/2008.
- * This plat has been calculated for closure and is found to be accurate within one foot in 10,000+ feet.

BUILDING SETBACKS:

Front :	
Front Door :	25'
Garage :	20'
Side :	5'
Corner :	10'
Rear :	Per Plat

CI	Curb Inlet
PI	Point of Intersection
CDD	Community Development District
A/C	Air Conditioning
CONC	Concrete
P	Porch

WM	Water Meter
PDE	Public Drainage Easement
CO	Clean Out
PUE	Public Utility Easement
DE	Drainage Easement
UE	Utility Easement

FFE	Finished Floor Elevation
GFE	Garage Floor Elevation
TOF	Top of Form
BL	Building Line
FDL	Front Door Line
SF	Square Feet

○	Rebar to be set
●	Set Rebar (LB#8075)
●	Found Rebar (LB#2610)
△	Found Mag Nail (LB#2610)
↗	Not To Scale
→	Drainage Flow

Tan Vinyl Fence



Tan Picket Fence



Name: Candie Guzman Phone: 813-466-4167
 Address: 3329 Blue Estuary RD
 City, State, Zip: Wimauma Email: candieguzman@icloud.com 210

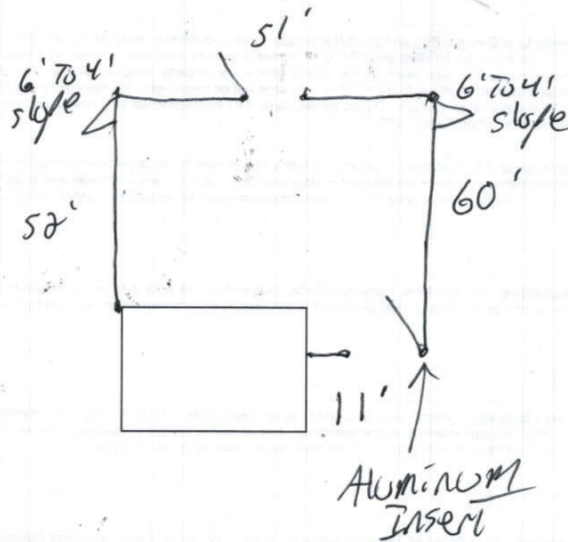
TYPE	HEIGHT	STYLE	SIZE	TOP	SWING
<input type="checkbox"/> CHAIN LINK	6' High	TAN	42"	ARCHED	IN OUT
<input type="checkbox"/> WOOD	4' High	Vinyl	<input checked="" type="checkbox"/> 48"	FLAT	
<input type="checkbox"/> STEEL	NA	yes	<input checked="" type="checkbox"/> 60"	SCALLOPED	
<input type="checkbox"/> ALUMINUM			72"		
<input checked="" type="checkbox"/> VINYL	<input type="checkbox"/> TEAR DOWN	<input checked="" type="checkbox"/> CONCRETE			
SPECIAL INSTRUCTIONS:					
<input type="checkbox"/> TOP OF FENCE LEVEL					
<input checked="" type="checkbox"/> AVERAGE GRADE					
<input type="checkbox"/> FOLLOW GROUND GRADE					

Install 123' ft
 of 6' High TAN
 Vinyl Fence

Install 51' ft
 of 4' High TAN
 Vinyl post and
 Rail Fence

1-4' ft wide
 gate

1-5' ft wide
 gate



**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, May 1, 2025, and called to order at 2:04 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

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

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer (<i>via phone</i>)
Brooke Chapman	On-site Manager

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Annual Notice of Qualified Electors

Mr. Perez notified the Board there are 1,173 registered voters in the District.

B. Consideration of Aquatic Weed Control Proposals

i. Catfish Proposal

ii. Midge Fly Proposal

iii. Site Map

Mr. Perez discussed the reasoning for these proposals. The Board motioned to move forward with 3bii *Midge Fly* proposal.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Midge Fly* proposal in the amount of \$11,871.20, was approved. 5-0

C. Ratification of Sunrise Landscape Proposal – Berry Bay Plumeria Park Well Pump Replacement

Mr. Perez discussed this item was adjusted and will be at the next meeting for Ratification.

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of April 3, 2025 Regular Meeting

B. Consideration of Operation and Maintenance March 2025

C. Acceptance of the Financials and Approval of the Check Register for March 2025

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

There being no reports, the next item followed.

D. District Manager

Mr. Perez discussed items on the report as well as landscaping conditions. The RFP will be posted and decided at the July meeting.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, to provide RFP for landscaping, was approved. 5-0

i. Field Inspections Report

The Field Inspections Report was presented, a copy was included in the agenda package. Mr. Motko mentioned items he noticed in the field report, double silt fencing, mulching needed, and freshening up landscaping areas.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

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

80 There being no further business,

81

82

On MOTION by Mr. de la Ossa seconded by Ms. Firebaugh, with all in

83

favor, the meeting was adjourned at 2:17 pm. 5-0

84

85

86

87 _____
Michael Perez

88 District Manager

Carlos de la Ossa

Chairperson

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2025

Prepared by:



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

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of April 30, 2025
(In Whole Numbers)

					SERIES 2021	SERIES 2023	SERIES 2024	GENERAL	GENERAL	
					CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
					PROJECTS	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2023	SERIES 2024	FUND	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE						
		FUND	FUND	FUND						
ASSETS										
Cash - Operating Account	\$ 612,816	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 612,816
Accounts Receivable	4,725	-	-	-	-	-	-	-	-	4,725
Due From Developer	2,232	-	-	-	-	-	-	-	-	2,232
Due From Other Funds	125,582	57,615	-	1,181	-	-	-	-	-	184,378
Investments:										
Acquisition & Construction Account	-	-	-	-	12,345	1	531,250	-	-	543,596
Construction Fund Custody	-	-	-	-	71,640	-	-	-	-	71,640
Reserve Fund	-	497,689	446,075	81,233	-	-	-	-	-	1,024,997
Revenue Fund	-	1,071,113	538,261	141,668	-	-	-	-	-	1,751,042
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	\$ 745,355	\$ 1,626,417	\$ 984,336	\$ 224,082	\$ 83,985	\$ 1	\$ 531,250	\$ 18,416,090	\$ 23,517,366	\$ 46,128,882
LIABILITIES										
Accounts Payable	\$ 12,861	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 12,861
Accounts Payable - Other	2,000	-	-	-	-	-	-	-	-	2,000
Bonds Payable	-	-	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	153,670	-	29,527	-	1,181	-	-	184,378
TOTAL LIABILITIES	14,861	-	153,670	-	29,527	-	1,181	-	23,517,366	23,716,605
FUND BALANCES										
Restricted for:										
Debt Service	-	1,626,417	830,666	224,082	-	-	-	-	-	2,681,165
Capital Projects	-	-	-	-	54,458	1	530,069	-	-	584,528
Unassigned:	730,494	-	-	-	-	-	-	18,416,090	-	19,146,584
TOTAL FUND BALANCES	730,494	1,626,417	830,666	224,082	54,458	1	530,069	18,416,090	-	22,412,277
TOTAL LIABILITIES & FUND BALANCES	\$ 745,355	\$ 1,626,417	\$ 984,336	\$ 224,082	\$ 83,985	\$ 1	\$ 531,250	\$ 18,416,090	\$ 23,517,366	\$ 46,128,882

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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>				
Interest - Tax Collector	\$ -	\$ 3,566	\$ 3,566	0.00%
Rental Income	-	1,650	1,650	0.00%
Special Assmnts- Tax Collector	778,872	1,094,210	315,338	140.49%
Special Assmnts- CDD Collected	322,203	-	(322,203)	0.00%
Other Miscellaneous Revenues	-	925	925	0.00%
Insurance Reimbursements	-	6,833	6,833	0.00%
TOTAL REVENUES	1,101,075	1,107,184	6,109	100.55%

EXPENDITURES

Administration

Supervisor Fees	12,000	5,600	6,400	46.67%
ProfServ-Trustee Fees	4,100	4,041	59	98.56%
Disclosure Report	11,400	32,200	(20,800)	282.46%
District Counsel	10,000	15,580	(5,580)	155.80%
District Engineer	5,000	14,194	(9,194)	283.88%
District Manager	36,000	21,000	15,000	58.33%
Accounting Services	12,000	7,000	5,000	58.33%
Auditing Services	4,900	3,600	1,300	73.47%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	198	52	79.20%
Insurance - General Liability	3,483	-	3,483	0.00%
Public Officials Insurance	2,851	-	2,851	0.00%
Insurance -Property & Casualty	36,841	37,097	(256)	100.69%
Legal Advertising	2,500	1,572	928	62.88%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	875	625	58.33%
Office Supplies	200	85	115	42.50%
Dues, Licenses, Subscriptions	500	405	95	81.00%
Total Administration	147,775	144,947	2,828	98.09%

Electric Utility Services

Clubhouse Internet, TV, Phone	1,200	-	1,200	0.00%
Utility - Water & Sewer	3,000	1,233	1,767	41.10%
Utility - Electric	40,000	37,134	2,866	92.84%
Utility - StreetLights	172,759	74,036	98,723	42.86%
Total Electric Utility Services	216,959	112,403	104,556	51.81%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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>Other Physical Environment</u>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Field Management	12,000	7,000	5,000	58.33%
Waterway Management	2,500	2,055	445	82.20%
Contracts-Janitorial Services	18,000	4,366	13,634	24.26%
Contracts-Pools	24,000	16,822	7,178	70.09%
Contracts-Trash & Debris Removal	9,000	9,221	(221)	102.46%
Contracts - Landscape	342,541	290,852	51,689	84.91%
Amenity Center Pest Control	1,800	700	1,100	38.89%
Security	6,000	-	6,000	0.00%
Onsite Staff	70,000	40,833	29,167	58.33%
R&M-Tree Trimming Services	10,000	2,576	7,424	25.76%
R&M-Monument, Entrance & Wall	10,000	18,161	(8,161)	181.61%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	1,118	33,882	3.19%
Landscape Maintenance	7,000	16,214	(9,214)	231.63%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	19,914	10,086	66.38%
R&M - Amenity Center	10,000	4,362	5,638	43.62%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	20,569	(10,569)	205.69%
Irrigation Maintenance	30,000	9,178	20,822	30.59%
Aquatic Maintenance	28,000	22,459	5,541	80.21%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Special Events	10,000	871	9,129	8.71%
Holiday Lighting & Decorations	10,000	437	9,563	4.37%
Janitorial Supplies	1,500	1,135	365	75.67%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	4,000	1,388	2,612	34.70%
Amenities Furniture & Fixtures	5,000	89	4,911	1.78%
Total Other Physical Environment	736,341	490,320	246,021	66.59%
TOTAL EXPENDITURES	1,101,075	747,670	353,405	67.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	359,514	359,514	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		370,980		
FUND BALANCE, ENDING		\$ 730,494		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 25,614	\$ 25,614	0.00%
Special Assmnts- Tax Collector	995,377	989,126	(6,251)	99.37%
TOTAL REVENUES	995,377	1,014,740	19,363	101.95%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	380,000	-	380,000	0.00%
Interest Expense	616,919	308,459	308,460	50.00%
Total Debt Service	996,919	308,459	688,460	30.94%
TOTAL EXPENDITURES	996,919	308,459	688,460	30.94%
Excess (deficiency) of revenues Over (under) expenditures	(1,542)	706,281	707,823	-45802.92%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1,669)	(1,669)	0.00%
Contribution to (Use of) Fund Balance	(1,542)	-	1,542	0.00%
TOTAL FINANCING SOURCES (USES)	(1,542)	(1,669)	(127)	108.24%
Net change in fund balance	\$ (1,542)	\$ 704,612	\$ 709,238	-45694.68%
FUND BALANCE, BEGINNING (OCT 1, 2024)		921,805		
FUND BALANCE, ENDING		\$ 1,626,417		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2023 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	\$ -	\$ 18,306	\$ 18,306	0.00%
Special Assmnts- Tax Collector	-	443,339	443,339	0.00%
Special Assmnts- CDD Collected	446,075	-	(446,075)	0.00%
TOTAL REVENUES	446,075	461,645	15,570	103.49%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	95,000	-	95,000	0.00%
Interest Expense	351,494	175,747	175,747	50.00%
Total Debt Service	446,494	175,747	270,747	39.36%
TOTAL EXPENDITURES	446,494	175,747	270,747	39.36%
Excess (deficiency) of revenues				
Over (under) expenditures	(419)	285,898	286,317	-68233.41%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(419)	-	419	0.00%
TOTAL FINANCING SOURCES (USES)	(419)	-	419	0.00%
Net change in fund balance	\$ (419)	\$ 285,898	\$ 287,155	-68233.41%
FUND BALANCE, BEGINNING (OCT 1, 2024)		544,768		
FUND BALANCE, ENDING		\$ 830,666		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2024 Debt Service Fund (204)
(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	\$ -	\$ 1,454	\$ 1,454	0.00%
Special Assmnts- CDD Collected	-	141,668	141,668	0.00%
TOTAL REVENUES	-	143,122	143,122	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	143,122	143,122	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	81,233	81,233	0.00%
Operating Transfers-Out	-	(273)	(273)	0.00%
TOTAL FINANCING SOURCES (USES)	-	80,960	80,960	0.00%
Net change in fund balance	\$ -	\$ 224,082	\$ 224,082	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 224,082		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
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	\$ -	\$ 1,990	\$ 1,990	0.00%
TOTAL REVENUES	-	1,990	1,990	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,990	1,990	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,669	1,669	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,669	1,669	0.00%
Net change in fund balance	\$ -	\$ 3,659	\$ 3,659	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		50,799		
FUND BALANCE, ENDING		\$ 54,458		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2023 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	\$ -	\$ 165,325	\$ 165,325	0.00%
TOTAL REVENUES	-	165,325	165,325	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	165,325	165,325	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(165,324)		
FUND BALANCE, ENDING		<u>\$ 1</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending April 30, 2025
Series 2024 Capital Projects Fund (304)
(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	\$ -	\$ 17,822	\$ 17,822	0.00%
TOTAL REVENUES	-	17,822	17,822	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
Disclosure Report	-	2,500	(2,500)	0.00%
District Counsel	-	130,475	(130,475)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Cost of Issuance	-	9,250	(9,250)	0.00%
Total Administration	-	192,925	(192,925)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	1,594,607	(1,594,607)	0.00%
Total Construction In Progress	-	1,594,607	(1,594,607)	0.00%
TOTAL EXPENDITURES	-	1,787,532	(1,787,532)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,769,710)	(1,769,710)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	273	273	0.00%
Bond Proceeds	-	2,299,506	2,299,506	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,299,779	2,299,779	0.00%
Net change in fund balance	\$ -	\$ 530,069	\$ 530,069	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 530,069		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 25_04

Statement Date 04/30/2025

G/L Account No. 101001 Balance	612,816.37	Statement Balance	658,816.67
		Outstanding Deposits	5,377.54
Positive Adjustments	0.00	Subtotal	664,194.21
Subtotal	612,816.37	Outstanding Checks	-51,377.84
Negative Adjustments	0.00	Ending Balance	612,816.37
Ending G/L Balance	612,816.37		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/03/2025	Payment	BD00021	Other Miscellaneous Revenues	Deposit No. BD00021	400.00	400.00	0.00
04/07/2025	Payment	BD00022	Special Assmnts-Tax Collector	Deposit No. BD00022	7,958.81	7,958.81	0.00
04/25/2025	Payment	BD00024	Interest - Tax Collector	Deposit No. BD00024	419.01	419.01	0.00
04/30/2025		JE000784	Amenity Center Pest Control	Reversal of CH## 786	140.00	140.00	0.00
Total Deposits					8,917.82	8,917.82	0.00
Checks							
							0.00
03/05/2025	Payment	752	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-835.00	-835.00	0.00
03/05/2025	Payment	754	JOBE PEST SERVICES	Check for Vendor V00075	-140.00	-140.00	0.00
03/20/2025	Payment	770	INFRAMARK LLC	Check for Vendor V00023	-24,500.00	-24,500.00	0.00
03/26/2025	Payment	774	INFRAMARK LLC	Check for Vendor V00023	-152.76	-152.76	0.00
03/26/2025	Payment	775	STANTEC CONSULTING SERV INC	Check for Vendor V00004	-773.00	-773.00	0.00
04/01/2025	Payment	776	AQUATIC WEED CONTROL	Check for Vendor V00008	-170.00	-170.00	0.00
04/01/2025	Payment	777	SUNRISE LANDSCAPE	Check for Vendor V00044	-9,631.45	-9,631.45	0.00
04/01/2025	Payment	778	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
04/01/2025	Payment	779	U.S. BANK	Check for Vendor V00025	-4,040.63	-4,040.63	0.00
04/04/2025	Payment	780	CARLOS DE LA OSSA	Check for Vendor V00038	-200.00	-200.00	0.00
04/04/2025	Payment	781	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
04/04/2025	Payment	782	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00	-200.00	0.00
04/09/2025	Payment	786	JOBE PEST SERVICES	Check for Vendor V00075	-140.00	-140.00	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 25_04

Statement Date

04/30/2025

04/09/2025	Payment	787	NEPTUNE MULTI SERVICES	Check for Vendor V00049	-550.00	-550.00	0.00
04/09/2025	Payment	788	SUNRISE LANDSCAPE	Check for Vendor V00044	-28,545.08	-28,545.08	0.00
04/10/2025	Payment	790	BERRY BAY CDD	Check for Vendor V00022	-4,512.15	-4,512.15	0.00
04/10/2025	Payment	791	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,165.00	-1,165.00	0.00
04/03/2025	Payment	DD297	TECO ACH	Payment of Invoice 001587	-33.04	-33.04	0.00
04/03/2025	Payment	DD301	TECO ACH	Payment of Invoice 001591	-18.58	-18.58	0.00
04/03/2025	Payment	DD302	TECO ACH	Payment of Invoice 001586	-1,451.19	-1,451.19	0.00
04/21/2025	Payment	300000	TECO ACH	Inv: 040425 6104 ACH	-10,764.44	-10,764.44	0.00
04/22/2025	Payment	300001	TECO ACH	Inv: 041125 2960	-1,024.06	-1,024.06	0.00
04/22/2025	Payment	300003	TECO ACH	Inv: 041125 3802	-1,442.98	-1,442.98	0.00
04/22/2025	Payment	300006	TECO ACH	Inv: 041125 3334	-512.02	-512.02	0.00
04/22/2025	Payment	300007	TECO ACH	Inv: 041125 0294	-139.63	-139.63	0.00
04/24/2025	Payment	793	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,139.00	-2,139.00	0.00
04/24/2025	Payment	795	MORROW ELECTRIC, INC.	Check for Vendor V00089	-6,463.00	-6,463.00	0.00
04/24/2025	Payment	796	STRALEY ROBIN VERICKER	Check for Vendor V00011	-1,200.00	-1,200.00	0.00
04/18/2025	Payment	300009	CHARTER COMMUNICATION S ACH	Inv: 2748863033125	-99.99	-99.99	0.00
04/25/2025	Payment	300010	BOCC ACH	Inv: 032025 7985	-239.65	-239.65	0.00
04/29/2025	Payment	300011	TRUIST - CC	Inv: 1411 033125 ACH	-30.98	-30.98	0.00
Total Checks					-102,863.63	-102,863.63	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/03/2024	Payment	DD213	TECO ACH	Payment of Invoice 001193	-1,613.69
07/03/2024	Payment	DD215	TECO ACH	Payment of Invoice 001195	-1,128.48
08/01/2024	Payment	583	HAWKINS SERVICE COMPANY LLC	Check for Vendor V00073	-59.96
08/02/2024	Payment	DD221	TECO ACH	Payment of Invoice 001215	-2,256.92
08/02/2024	Payment	DD222	TECO ACH	Payment of Invoice 001216	-1,613.99
08/01/2024		JE000551		Hillstax	-80.43
09/12/2024	Payment	639	KELLY ANN EVANS	Check for Vendor V00019	-200.00
09/03/2024	Payment	DD228	TECO ACH	Payment of Invoice 001254	-151.56
09/03/2024	Payment	DD230	TECO ACH	Payment of Invoice 001262	-1,145.36
09/03/2024	Payment	DD231	TECO ACH	Payment of Invoice 001263	-1,638.20
10/03/2024	Payment	DD236	TECO ACH	Payment of Invoice 001301	-4,564.82
10/03/2024	Payment	DD237	TECO ACH	Payment of Invoice 001302	-555.76
10/03/2024	Payment	DD238	TECO ACH	Payment of Invoice 001304	-1,662.77
11/30/2024	Payment	DD252	TECO ACH	Payment of Invoice 001369	-36.70
12/10/2024	Payment	DD273	BOCC ACH	Payment of Invoice 001530	-448.04
12/19/2024	Payment	DD274	TECO ACH	Payment of Invoice 001456	-10,867.53
02/07/2025	Payment	DD284	BOCC ACH	Payment of Invoice 001540	-213.19
12/27/2024	Payment	DD285	TRUIST - CC	Payment of Invoice 001528	-867.83
04/04/2025	Payment	783	RYAN MOTKO	Check for Vendor V00024	-200.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 25_04

Statement Date

04/30/2025

04/09/2025	Payment	785	INFRAMARK LLC	Check for Vendor V00023	-12,658.33
			ADVANCED		
04/10/2025	Payment	789	ENERGY	Check for Vendor V00088	-135.30
			SOLUTIONS OF		
			AMERICA, LLC		
04/03/2025	Payment	DD296	TECO ACH	Payment of Invoice 001585	-139.63
04/03/2025	Payment	DD298	TECO ACH	Payment of Invoice 001588	-512.02
04/03/2025	Payment	DD299	TECO ACH	Payment of Invoice 001589	-1,442.98
04/03/2025	Payment	DD300	TECO ACH	Payment of Invoice 001590	-1,024.06
04/15/2025	Payment	792	ADA SITE	Check for Vendor V00014	-1,500.00
			COMPLIANCE		
04/22/2025	Payment	300002	TECO ACH	Inv: 041125 2187	-34.49
04/22/2025	Payment	300004	TECO ACH	Inv: 041125 3916	-18.27
04/22/2025	Payment	300005	TECO ACH	Inv: 041125 3150	-1,389.29
04/24/2025	Payment	300008	BOCC ACH	Inv: 041825 7985	-337.27
04/29/2025	Payment	797	AQUATIC WEED	Check for Vendor V00008	-170.00
			CONTROL		
04/29/2025	Payment	798	CITY-WIDE	Check for Vendor V00065	-1,155.00
			CLEANING LLC		
04/29/2025	Payment	799	INFRAMARK LLC	Check for Vendor V00023	-5.97
04/29/2025	Payment	800	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00
Total Outstanding Checks					-51,377.84

Outstanding Deposits

01/01/2025	JE000673	ReversalUtility Water_Adj JE	448.04
01/01/2025	JE000674	Reversal Truist CC	867.83
12/01/2024	JE000680	Reversal Truist CC Adj JE	314.17
02/01/2025	JE000710	Teco Adj JE	3,147.67
02/01/2025	JE000713	Truist CC ADJ JE	599.83
Total Outstanding Deposits			5,377.54

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	300000	04/21/25	TECO ACH	040425 6104 ACH	ELECTRIC 02/07/25-03/07/25	SVC PRD 06/07/24-07/08/24	543062-53100	\$10,764.44
001	300001	04/22/25	TECO ACH	041125 2960	ELECTRIC 03/08/25-04/07/25	SVC PRD 3/8 - 4/7/2025	543062-53100	\$1,024.06
001	300002	04/22/25	TECO ACH	041125 2187	ELECTRIC 03/08/25-04/07/25	SVC PRD 03/08/25-04/07/25	543041-53100	\$34.49
001	300003	04/22/25	TECO ACH	041125 3802	ELECTRIC 03/08/25-04/07/25	SVC PRD 03/08/25-04/07/25	543062-53100	\$1,442.98
001	300004	04/22/25	TECO ACH	041125 3916	ELECTRIC 03/08/25-04/07/25	SVC PRD 03/08/25-04/07/25	543041-53100	\$18.27
001	300005	04/22/25	TECO ACH	041125 3150	ELECTRIC 03/08/25-04/07/25	SVC PRD 03/08/25-04/07/25	543041-53100	\$1,389.29
001	300006	04/22/25	TECO ACH	041125 3334	ELECTRIC 03/08/25-04/07/25	Utility - StreetLights	543062-53100	\$512.02
001	300007	04/22/25	TECO ACH	041125 0294	ELECTRIC 03/08/25-04/07/25	SVC PRD 03/08/25-04/07/25	543062-53100	\$139.63
001	300008	04/24/25	BOCC ACH	041825 7985	WATER 03/20/25-04/17/25	water 1/18 - 2/17/2025	543021-53100	\$337.27
001	300009	04/18/25	CHARTER COMMUNICATIONS ACH	2748863033125	SERVICE 03/31/25-04/30/25	INTERNET- 3/31 - 4/30/2025	546516-53908	\$99.99
001	300010	04/25/25	BOCC ACH	032025 7985	SERVICE 02/17/25 - 03/20/2025	water 02/17/25 - 03/20/25	543021-53100	\$239.65
001	300011	04/29/25	TRUIST - CC	1411 033125 ACH	PURCHASES 03/01/25-03/31/25	SUMMER BEACH BACKDROP FOR PHOTOS	549052-51301	\$30.98
001	776	04/01/25	AQUATIC WEED CONTROL	107428	pond dye 3/18/2025	dye treatment pond 19	531085-53908	\$170.00
001	777	04/01/25	SUNRISE LANDSCAPE	14 33393	palm and root removals, 4 palms, irrigation, stake trees	Landscape Maintenance	546300-53908	\$4,047.30
001	777	04/01/25	SUNRISE LANDSCAPE	14 33394	4 oaks remove, 3 oak install, fertilize and stake	Plant Replacement Program	546468-53908	\$4,965.91
001	777	04/01/25	SUNRISE LANDSCAPE	14 33374	irrigation repairs	Irrigation Maintenance	546930-53908	\$618.24
001	778	04/01/25	SWINE SOLUTIONS	585	hog trapping April 2025	TRAPPING FEE April 2025	531074-53908	\$1,550.00
001	779	04/01/25	U.S. BANK	7658407	TRUSTEE FEES 02/01/25-01/31/26	ProfServ-Trustee Fees	531045-51301	\$4,040.63
001	780	04/04/25	CARLOS DE LA OSSA	CO 040325	BOARD 4/3/25	Supervisor Fees	511100-51301	\$200.00
001	781	04/04/25	KELLY ANN EVANS	KE 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	782	04/04/25	NICHOLAS J. DISTER	ND 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	783	04/04/25	RYAN MOTKO	RM 040325	BOARD 4/3/25	Supervisor Fees	511100-51101	\$200.00
001	785	04/09/25	INFRAMARK LLC	147044	management services April 2025	accounting services April 2025	532001-51301	\$1,000.00
001	785	04/09/25	INFRAMARK LLC	147044	management services April 2025	field manager April 2025	531016-53908	\$1,000.00
001	785	04/09/25	INFRAMARK LLC	147044	management services April 2025	on-site staff April 2025	534215-53908	\$5,833.33
001	785	04/09/25	INFRAMARK LLC	147044	management services April 2025	dissemination services April 2025	531142-51301	\$1,700.00
001	785	04/09/25	INFRAMARK LLC	147044	management services April 2025	DISTRICT manager	531150-51301	\$3,000.00
001	785	04/09/25	INFRAMARK LLC	147044	management services April 2025	website maint April 2025	549936-51301	\$125.00
001	786	04/09/25	JOBE PEST SERVICES	5533	pest control March 2025	Amenity Center Pest Control	534181-53908	\$140.00
001	787	04/09/25	NEPTUNE MULTI SERVICES	0053785	trash cleanup around pond Jan 8, 2025	pond trash cleanup Jan 8, 2025	534121-53908	\$550.00
001	788	04/09/25	SUNRISE LANDSCAPE	14 33926	Landscape Contract April 2025	LANDSCAPE MAINT April 2025	534171-53908	\$28,545.08
001	789	04/10/25	ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC	12245	photo cell replacement	R&M-Monument, Entrance & Wall	546227-53908	\$135.30
001	791	04/10/25	CITY-WIDE CLEANING LLC	19286	cleaning and dog bags March 2025	dog bags March 2025	552160-53908	\$30.00
001	791	04/10/25	CITY-WIDE CLEANING LLC	19286	cleaning and dog bags March 2025	cleaning March 2025	534349-53908	\$300.00
001	791	04/10/25	CITY-WIDE CLEANING LLC	19290	cleaning March 2025	Janitorial Services & Supplies	534349-53908	\$835.00
001	792	04/15/25	ADA SITE COMPLIANCE	INV8880	ada site compliance	site compliance	534397-51301	\$1,500.00
001	793	04/24/25	AQUATIC WEED CONTROL	107686	aquatics monthly charge April 2025	AQUATIC MAINT April 2025	546995-53908	\$2,139.00
001	795	04/24/25	MORROW ELECTRIC, INC.	4619	ELECTRICAL SERVICES	landscape lighting	546227-53908	\$6,463.00
001	796	04/24/25	STRALEY ROBIN VERICKER	26306	dist counsel March 2025	DISTRICT counsel March 2025	531146-51401	\$1,200.00
001	797	04/29/25	AQUATIC WEED CONTROL	108602	pond dye #19	pond 19 day	546995-53908	\$170.00
001	798	04/29/25	CITY-WIDE CLEANING LLC	19333	cleaning april 2025	Janitorial Services & Supplies	534349-53908	\$835.00
001	798	04/29/25	CITY-WIDE CLEANING LLC	19340	cleaning and dog bags April 2025	dog bags April 2025	552160-53908	\$20.00
001	798	04/29/25	CITY-WIDE CLEANING LLC	19340	cleaning and dog bags April 2025	cleaning april 2025	534349-53908	\$300.00
001	799	04/29/25	INFRAMARK LLC	147930	copies and postage	postage and copies	541024-51301	\$5.97
001	800	04/29/25	SWINE SOLUTIONS	590	hog trapping April 2025	TRAPPING FEE	531074-53908	\$1,550.00
001	DD296	04/03/25	TECO ACH	031325 0294	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$139.63
001	DD297	04/03/25	TECO ACH	031325 2187	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$33.04
001	DD298	04/03/25	TECO ACH	031325 3334	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$512.02
001	DD299	04/03/25	TECO ACH	031325 3802	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$1,442.98
001	DD300	04/03/25	TECO ACH	031225 2960	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$1,024.06
001	DD301	04/03/25	TECO ACH	031325 3916	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$18.58
001	DD302	04/03/25	TECO ACH	031325 3150	ELECTRIC 02/07-03/07/25	SVC PRD 2/7 - 3/7/2025	543041-53100	\$1,451.19
Fund Total								\$94,223.33

SERIES 2021 DEBT SERVICE FUND - 202

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 04/01/2025 to 04/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
202	790	04/10/25	BERRY BAY CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2021 FY25 TAX DIST ID 719	103200	\$3,115.81
Fund Total								\$3,115.81

SERIES 2023 DEBT SERVICE FUND - 203

203	790	04/10/25	BERRY BAY CDD	04072025 - 719	FY25 TAX DIST ID 719	SERIES 2023 FY25 TAX CIST ID 719	103200	\$1,396.34
Fund Total								\$1,396.34

Total Checks Paid	\$98,735.48
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Arturo Gandarilla

Arturo Gandarilla
DISTRICT FIELD COORDINATOR

BERRY BAY MAY FIELD INSPECTION REPORT, 5/30/25, 10:55 AM

BERRY BAY CDD. SUNRISE LANDCARE.

Friday, May 30, 2025

Prepared For Board Of Supervisors

20 Items Identified

Green - Completed
Red - Not Completed/ No response
Orange - Scheduled/ Monitor

BERRY GROVE BLVD.

ITEM 1

Assigned To: Sunrise Landcare.

- 1.The monuments are well-maintained,
- 2.Sunrise Landcare is scheduled to remove all weeds and the fern plant, Scheduled for 6-3-25
- 3.Remove the weeds and the landscape beds in front of the monuments and treat with weed herbicide. Scheduled for 6-3-25



BERRY GROVE BLVD.

ITEM 2

Assigned To: Sunrise Landcare.

1. The existing turf at the entrance of Berry Bay is showing noticeable improvement — its overall condition
2. Going into the community is well-maintained.
3. **Provide a proposal to have more ornamental grasses installed at the center island where pine trees were installed. Scheduled to be sent on or before 6-6-25**



BERRY GROVE BLVD.

ITEM 3

Assigned To: Sunrise Landcare.

The viburnum hedge should be trimmed back away from the fence about 6". All along Berry Grove Blvd. Scheduled to be completed in the next few visits.



POND 4.

ITEM 4

Assigned To: Aquatic Weed Control.

The pond is well-maintained.



BERRY GROVE BLVD.

ITEM 5

Assigned To: Sunrise Landcare.

- 1.The existing turf in the center Island on Berry Grove is well-maintained.
- 2.Heading west on Berry grove is well-maintained.



u o O

The Berry roundabout is well-maintained.



BERRY GROVE BLVD.

ITEM 7

Assigned To: Sunrise Landcare.

1. Heading E. On Berry Grove Blvd is well-maintained.
2. **Trim the low hanging limbs on all oaks on Berry grove blvd. Scheduled to be completed on or before 6-24-25**
3. & 4. **Trim back the over growth or provide a proposal if needed. Sunrise will evaluate the overgrowth & advise if a proposal is needed**



POCKET PARK - GUMBO LIMBO DR.

Assigned To: Sunrise Landcare.

ITEM 8

At the pocket park

1. Trim the low hanging limbs
2. Trim the grasses away from the walkways
3. Trim the viburnum hedge away from the fence about 6".

Scheduled to be completed on or before 6-10-25



NAUTICAL RISE PL.

ITEM 9

Assigned To: Sunrise Landcare.

Trim the overgrowth that's hanging over the fence. This was on last months report, it was not completed, never got a response.



POND 6.

ITEM 10

Assigned To: Aquatic Weed Control.



MARINE GRASS DR. & CORAL COVE WAY.

ITEM 11

Assigned To: Sunrise Landcare.

1. Trim back the viburnum hedge.
2. Trim the top of the hedge.
3. Inspect the viburnum why it hasn't fully grown like the other side. (Fert?)
Sunrise is scheduled for on or before 6-10



POND 12.

ITEM 12

Assigned To: Aquatic Weed Control.

The pond is well-maintained.





POND 21.

Assigned To: Aquatic Weed Control.

ITEM 13

The pond has some trash.

Scheduled for 6-5-25

BERRY BAY AVE.

Assigned To: Sunrise Landcare.

ITEM 14

1. Trim the grasses away from walkways. - Was on the April Report, was not completed and no response.
2. Burn down the weeds between the silt fence and plants. - Was on the April Report, was not completed and no response.
3. Going into the community is well-maintained.



CLUBHOUSE.

Assigned To: Clubhouse Manager.

ITEM 15

All the chase lounges and umbrellas are well-maintained.

The pool is clear, blue and well-maintained.

The clubhouse is well-maintained, all bathrooms functioning.



CLUBHOUSE.

ITEM 16

Assigned To: Clubhouse Manager.

The playground equipment is all well-maintained.

The picnic pavilion is well-maintained.

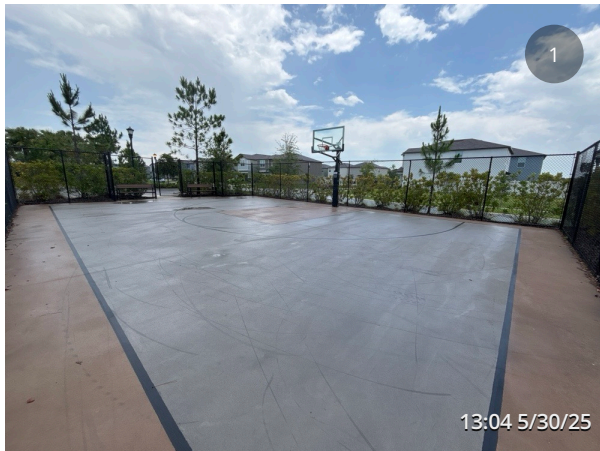


BASKETBALL COURT & PICKLE BALL COURT.

ITEM 17

Assigned To: Clubhouse Manager.

Both courts are well-maintained.



CLUBHOUSE.

ITEM 18

Assigned To: Sunrise Landcare.

Heading towards the pickle ball court is well-maintained.

Remove the dead or declining plant by the dog park, provide proposal if needed. Sunrise will pull out the dead plant and will provide a proposal



CLUBHOUSE

Assigned To: Sunrise Landcare.

ITEM 19

Cut back the Cardboard plant away from the fence at the basketball court.

Trim back the awabuki from the pickle ball fence. Scheduled for 6-10-25



CLUBHOUSE

ITEM 20

Assigned To: Sunrise Landcare.

Sunrise will be sending a proposal to install new turf around the clubhouse area.

Sunrise will be sending a proposal to replace the dead turf areas around the clubhouse



I will also make a meeting with sunrise to make sure that we are all on the same page.