BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT

JULY 11, 2024

AGENDA PACKAGE

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 PAN AM CIRCLE, SUITE 300
TAMPA. FL 33067

Berry Bay II
Community Development District

Board of Supervisors
Carlos de la Ossa, Chairman
Nick Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Albert Viera, Assistant Secretary
Kyle Smith, Assistant Secretary

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

Public Hearings & Regular Meeting Agenda
Thursday, July 11, 2024, at 1:30 p.m.

The Public Hearings & Regular Meetings Community Development District will be held on **July 11, 2024, at 1:30 p.m. at the offices of Inframark, which are located at 2005 Pan Am Circle Suite 300 Tampa, FL 33607.** For those who intend to call in below is the Teams link information. Please let us know at least 24 hours in advance if you are planning to call into the meeting.

Microsoft Teams meeting; Join the meeting now
Meeting ID: 215 817 490 035 **Call in (audio only) +1 646-838-1601**
Passcode: 45UmMF **Phone Conference ID: 227 773 399#**
All cellular phones and pagers must be turned off during the meeting.

PUBLIC HEARINGS & REGULAR MEETINGS OF THE BOARD OF SUPERVISORS

1. **CALL TO ORDER/ROLL CALL**
2. **PUBLIC COMMENT ON AGENDA ITEMS** *(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)*
3. **RECESS TO PUBLIC HEARINGS**
4. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2025 FINAL BUDGET**
   A. Open Public Hearing on Adopting Fiscal Year 2025 Final Budget
   B. Staff Presentations
   C. Public Comments
   D. Consideration of Resolution 2024-33; Adopting Final Fiscal Year 2025 Budget
      i. Consideration of Developer Funding Agreement for FY 2025
   E. Close Public Hearing on Adopting Fiscal Year 2025 Final Budget
5. **PUBLIC HEARING ON LEVYING O&M ASSESSMENTS**
   A. Open Public Hearing on Levying O&M Assessments
   B. Staff Presentations
   C. Public Comment
   D. Consideration of Resolution 2024-34; Levying O&M Assessments
   E. Close Public Hearing on Levying O&M Assessments
6. **RETURN TO REGULAR MEETING**
7. **BUSINESS ITEMS**
   A. Consideration of Resolution 2024 – 35; Redesignating Officers
   B. General Matters of the District
8. **CONSENT AGENDA**
   A. Approval of Minutes of the May 02, 2024; Regular Meeting
   B. Consideration of Operation and Maintenance Expenditures April – May 2024
   C. Acceptance of the Financials and Approval of the Check Register for April – May 2024
9. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
10. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
11. **PUBLIC COMMENTS**
12. **ADJOURNMENT**

RESOLUTION 2024-___

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

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

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

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2023-2024 and/or revised projections for fiscal year 2024-2025.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the Berry

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

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

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District, for the fiscal year beginning October 1, 2024, and ending September 30, 2025, the sum of $118,425, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, , to be divided and appropriated in the following fashion:

Total General Fund	$118,425
Total Reserve Fund [if Applicable]	$ N/A
Total Debt Service Funds	$ N/A
Total All Funds*	$118,425

*Not inclusive of any collection costs or early payment discounts.

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

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

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

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

Passed and Adopted on July 11, 2024.

Attested By:	**Berry Bay II Community Development District**
______________________________	______________________________
Print Name:_____________________	Print Name:_____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Adopted Budget

Berry Bay II

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2025

Preliminary Budget

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Berry Bay II

Community Development District

Budget Overview

Fiscal Year 2025

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Berry Bay II

Community Development District

Operating Budget

Fiscal Year 2025

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION		ADOPTED BUDGET FY 2024		TOTAL PROJECTED FY 2024		ANNUAL BUDGET FY 2025
REVENUES						
Interest - Investments	$	-	$	-	$	-
Operations & Maintenance Assmts - On Roll		118,425		118,425		118,425
Developer Contributions		-		-		-
Other Miscellaneous Revenues		-		-		-
TOTAL REVENUES	**$**	**118,425**	**$**	**118,425**	**$**	**118,425**
EXPENDITURES						
Financial and Administrative						
Supervisor Fees	$	3,000	$	3,000	$	3,000
District Management		25,000		25,000		25,000
Administration		4,500		4,500		4,500
Recording Secretary		2,400		2,400		2,400
Construction Accounting		9,000		9,000		9,000
Financial/Revenue Collections		1,200		1,200		1,200
Rental and Leases		600		600		600
Accounting Services		9,000		9,000		9,000
Dissemination Agent/Reporting		4,200		4,200		4,200
Website Admin Services		1,200		1,200		1,200
District Engineer		9,500		9,500		9,500
District Counsel		9,500		9,500		9,500
Trustees Fees		6,500		6,500		6,500
Auditing Services		6,000		6,000		6,000
Postage, Phone, Faxes, Copies		500		500		500
Legal Advertising		3,500		3,500		3,500
Bank Fees		200		200		200
Dues, Licenses & Fees		175		175		175
Onsite Office Supplies		100		100		100
Website ADA Compliance		1,800		1,800		1,800
Misc Admin		250		250		250
Meeting Expense		4,000		4,000	$	4,000
Rental and Leases		600		600	$	600
MISC Contigency		10,000		10,000	$	10,000
Total Financial and Administrative	**$**	**112,725**	**$**	**112,725**	**$**	**112,725**

Summary of Revenues, Expenditures and Changes in Fund Balances

ACCOUNT DESCRIPTION	**ADOPTED BUDGET FY 2024**	**TOTAL PROJECTED FY 2024**	**ANNUAL BUDGET FY 2025**
Insurance			
General Liability	$ 3,200	$ 3,200	$ 3,200
Public Officials Insurance	2,500	2,500	2,500
Total Insurance	**$ 5,700**	**$ 5,700**	**$ 5,700**
TOTAL EXPENDITURES	**$ 118,425**	**$ 118,425**	**$ 118,425**

Assessment Summary
Fiscal Year 2025 vs. Fiscal Year 2024

ASSESSMENT ALLOCATION

Assessment Area One							
		General Fund		Debt Service		Total Assessments per Unit	
Product	Units	FY 2025	FY 2024	FY 2025	FY 2024	FY 2025	FY 2024
Multi- Family	181	$ 52.39	$ 52.39	$ -	$ -	$ 52.39	$ 52.39
Townhomes	189	$ 52.39	$ 52.39	-	-	52.39	52.39
SF 40'	465	$ 69.86	$ 69.86	-	-	69.86	69.86
SF 50'	376	$ 87.32	$ 87.32	-	-	87.32	87.32
SF 60'	394	$ 104.78	$ 104.78	-	-	104.78	104.78
	1,605	**$ 366.74**	**$ 366.74**	**$ -**	**$ -**	**$ 366.74**	**$ 366.74**

Budget Narrative
Fiscal Year 2025

REVENUES

Interest-Investments
The District earns interest on its operating accounts.

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

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

Other Miscellaneous Revenues
Additional revenue sources not otherwise specified by other categories.

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

EXPENDITURES

Financial and Administrative

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

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

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

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

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

Recording Secretary
Inframark provides recording services with near verbatim minutes.

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

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

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

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

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

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

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

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

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

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

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Financial and Administrative (continued)

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

Postage, Phone, Faxes, Copies
This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

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

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

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

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

Dues, Licenses and Fees
This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

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

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

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

Annual Stormwater Report
Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative
All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Insurance

Insurance-General Liability

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

Public Officials Insurance

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

Property & Casualty Insurance

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

Deductible

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

EXPENDITURES

Utility Services

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

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

Lighting Replacement
Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance
Cost of replacement and repair of decorative lighting fixtures.

Amenity Internet
Internet service for clubhouse and other amenity locations.

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

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

Facility A/C & Heating R&M
Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other
Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity

Pool Monitor
Cost of staff members to facilitate pool safety services.

Janitorial – Contract
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies/Other
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster – Rental and Collection
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

Amenity R&M
Cost of repairs and regular maintenance of CDD amenities.

Amenity Furniture R&M
Cost of repairs and maintenance to amenity furniture.

Access Control R&M
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Key Card Distribution
Cost of providing keycards to residents to access CDD Facilities.

Recreation/Park Facility Maintenance
Cost of upkeep and repairs to all parks and recreation facilities in the CDD

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

Park Restroom Maintenance
Upkeep and cleaning of park restrooms on CDD property.

Playground Equipment and Maintenance
Cost of acquisition and upkeep of playground equipment for CDD parks.

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

Clubhouse IT Support
Cost of IT services and for clubhouse operational needs.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Amenity (Continued)

Entrance Monuments, Gates, Walls R&M
Cost of repairs and regular maintenance for entryways, walls, and gates.

Sidewalk, Pavement, Signage R&M
Cost of repairs and regular maintenance to sidewalks, pavements, and signs.

Trail/Bike Path Maintenance
Cost of upkeep to bike paths and trails on CDD property.

Boardwalk and Bridge Maintenance
Cost of upkeep for boardwalks and bridges on CDD property.

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

Pool Maintenace – Contract
Cost of Maintenance for CDD pool facilities.

Pool Treatments & Other R&M
Cost of chemical pool treatments and similar such maintenance.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Special Events
Cost of holiday celebrations and events hosted on CDD property.

Community Activities
Cost of recreational events hosted on CDD property.

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

Miscellaneous Amenity
Amenity Expenses not otherwise specified.

EXPENDITURES

Landscape and Pond Maintenance

R&M – Stormwater System
Cost of repairs and regular maintenance to the CDD's stormwater and drainage infrastructure.

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

Landscaping - R&M
Cost of repairs and regular maintenance to landscaping equipment.

Budget Narrative
Fiscal Year 2025

EXPENDITURES

Landscape and Pond Maintenance (Continued)

Landscaping – Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

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

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

Wetlands Maintenance and Monitoring
Cost of upkeep and protection of wetlands on CDD property.

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

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Debris Cleanup
Cost of cleaning up debris on district property.

Wildlife Control
Management of wildlife on district property.

EXPENDITURES

Contingency/Reserves

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

Capital Improvements
Funding of major projects and building improvements to CDD property.

R&M Other Reserves
The board may set aside monetary reserves for necessary for maintenance projects as needed.

FY 2024-2025 Operations and Maintenance
Budget Funding Agreement
(Berry Bay II Community Development District)

This FY 2024-2025 Operations and Maintenance Budget Funding Agreement (this "**Agreement**") is made and entered into as of July 11, 2024, between the **Berry Bay II Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **301 Wimauma, LLC,** a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the "**Developer**").

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2024-2025 as attached hereto as **Exhibit A** (the "**FY 2024-2025 Budget**"), which commences on October 1, 2024, and concludes on September 30, 2025;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2024-2025 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described the FY 2024-2025 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the "**Property**");

WHEREAS, the Developer agrees that the activities of the District described in the FY 2024-2025 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2024-2025 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2024-2025 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations**. From time to time during the 2024-2025 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***$*______________ in accordance with the FY 2024-2025 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2024-2025 Operations and Maintenance Reports, Budget Reports and Budget Amendments**. Each month during FY 2024-2025, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2024-2025. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2024-2025. The District and Developer agree that the FY 2024-2025 Budget shall be revised at the end of the 2024-2025 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2024 and ending on September 30, 2025. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2024-2025 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2024-2025 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. **Right to Lien Property**.
    a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
    b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2024-2025 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
    c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. **Default**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

5. **Enforcement and Attorney Fees**. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **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 the county where the District is located.

7. **Interpretation**. 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 with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

8. **Termination of Agreement**. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2024-2025 fiscal year on September 30, 2025. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

9. **Third Parties**. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

10. **Amendments**. 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 hereto.

11. **Assignment**. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

12. **Authority**. 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 instrument.

13. **Entire Agreement**. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

301 Wimauma, LLC,
a Florida limited liability company

By: **Eisenhower Management, Inc.**
a Florida corporation
Its Manager

____
Name:____________________________
Title:____________________________

Berry Bay II Community Development District

____
Name:____________________________
☐Chair/☐Vice-Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

RESOLUTION 2024-34

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

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

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

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

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

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

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

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

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

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

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2024-2025 Budget ("**O&M Assessments**");

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

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

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

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

Section 3. Collection and Enforcement of District Assessments.

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

b. **Direct Bill for Certain Debt Assessments.**
   i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll**.**
   ii. Debt Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2024
2. 25% due no later than February 1, 2025
3. 25% due no later than April 1, 2025

iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2024-2025 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.

iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

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

i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.

ii. O&M Assessments directly collected by the District are due in full on December 1, 2024; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:

1. 50% due no later than October 1, 2024
2. 25% due no later than February 1, 2025
3. 25% due no later than April 1, 2025

iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

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

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

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

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

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

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

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

Passed and Adopted on July 11, 2024.

Attested By:	**Berry Bay II Community Development District**
______________________________	______________________________
Print Name:____________________	Print Name:____________________
☐Secretary/☐Assistant Secretary	☐Chair/☐Vice Chair of the Board of Supervisors

Exhibit A: FY 2024-2025 Budget

RESOLUTION 2024-35

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

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

WHEREAS, the initial supervisors have taken and subscribed to the oath of office per F.S. 190.006(4); and

WHEREAS, the Board of Supervisors (hereinafter the "Board") now desires to organize by designating the Officers of the District per F.S. 190.006(6).

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

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

Carlos de la Ossa	Chairman
Nicholas Dister	Vice-Chairman
Brian Lamb	Secretary
Eric Davidson	Treasurer
Bryan Radcliff	Assistant Secretary
Ryan Matko	Assistant Secretary
Albert Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

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

PASSED AND ADOPTED THIS 11th DAY OF July 2024.

ATTEST:

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT

____
Secretary / Assistant Secretary

____
Chairman / Vice-Chairman

MINUTES OF REGULAR MEETING
BERRY BAY II
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Two Rivers South Community Development District was held on Thursday, May 2, 2024, and called to order at 1:31 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present were:

Carlos de la Ossa	Chairperson
Nicholas "Nick" Dister	Vice Chairperson
Ryan Motko	Assistant Secretary
Albert Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Angie Grunwald	District Manager
Kathryn Hopkinson	District Counsel
Gary Schwartz	District Field Manager

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

FIRST ORDER OF BUSINESS **Call to Order**

Ms. Grunwald 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 2024-32, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing

> On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Resolution 2024-32, Approving Fiscal Year 2025 Proposed Budget & Setting Public Hearing for Thursday, July 11, 2024 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, was adopted. 5-0

B. Announcement of Qualified Electors

Ms. Grunwald advised the Board there are no qualified electors, as of April 15, 2024.

C. General Matters of the District

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Staff Reports**

A. District Counsel

- Ms. Hopkinson reported validation is set for Monday.

B. District Engineer

C. District Manager

There being no reports, the next order of business followed.

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

There being none, the next order of business followed.

SIXTH ORDER OF BUSINESS **Adjournment**

There being no further business,

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

______________________________ ______________________________

Angie Grunwald
District Manager

Chairperson/Vice Chairperson

BERRY BAY II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract				
INFRAMARK	112954	$3,208.33		DISTRICT INVOICE MARCH 2024
INFRAMARK	112957	$7,500.00		WEBSITE CREATION/ORGANIZATIONAL MEETING
INFRAMARK	112960	$3,208.33		DISTRICT INVOICE FEBRUARY 2024
INFRAMARK	122160	$3,208.33	$17,124.99	DISTRICT INVOICE APRIL 2024
Monthly Contract Subtotal		**$17,124.99**		
Variable Contract		**$0.00**		
Variable Contract Subtotal		**$0.00**		
Utilities		**$0.00**		
Utilities Subtotal		**$0.00**		
Regular Services				
STRALEY ROBIN VERICKER	24422	$3,834.75		PROFESSIONAL SERVICES - THRU 03/31/24
TIMES PUBLISHING COMPANY	322427 12272023	$486.50		NOTICE OF SPECIAL ORG MEETING AD 12/27/2023
TIMES PUBLISHING COMPANY	326379 012424	$471.50		FY 2024 MEETING SCHEDULE AD
TIMES PUBLISHING COMPANY	326398 013124	$369.50		LEGAL AD RULE DEVELOPMENT 01/31/2024
TIMES PUBLISHING COMPANY	326401 020724	$828.50	$2,156.00	LEGAL AD RULEMAKING 02/07/2024
Regular Services Subtotal		**$5,990.75**		
Additional Services		**$0.00**		
Additional Services Subtotal		**$0.00**		
TOTAL		**$23,115.74**		

Approved (with any necessary revisions noted):

BERRY BAY II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#112954	3/29/2024
CUSTOMER ID	**NET TERMS**
C5100	Net 30
PO#	**DUE DATE**
	4/28/2024

BILL TO

Berry Bay II Community Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#112957	3/29/2024
CUSTOMER ID	**NET TERMS**
C5100	Net 30
PO#	**DUE DATE**
	4/28/2024

BILL TO

Berry Bay II Community Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: March 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Organizatonal Meeting	1	Ea	4,000.00		4,000.00
Website Creation	1	Ea	3,500.00		3,500.00
Subtotal					**7,500.00**

Subtotal	$7,500.00
Tax	$0.00
Total Due	$7,500.00

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

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ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#112960	3/29/2024
CUSTOMER ID	**NET TERMS**
C5100	Net 30
PO#	**DUE DATE**
	4/28/2024

BILL TO

Berry Bay II Community Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: February 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
#122160	4/3/2024
CUSTOMER ID	**NET TERMS**
C5100	Net 30
PO#	**DUE DATE**
	5/3/2024

BILL TO

Berry Bay II Community Development District
2005 Pan Am Cir Ste 300
Tampa FL 33607-6008
United States

Services provided for the Month of: April 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					**3,208.33**

Subtotal	$3,208.33
Tax	$0.00
Total Due	$3,208.33

Remit To : Inframark LLC, PO BOX 733778, Dallas, Texas, 75373-3778

To pay by Credit Card, please contact us at 281-578-4299, 9:00am - 5:30pm EST, Monday – Friday. A surcharge fee may apply.

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

Please include the Customer ID and the Invoice Number on your form of payment.

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

April 10, 2024
Client: 001608
Matter: 000001
Invoice #: 24422

Page: 1

RE: General

For Professional Services Rendered Through March 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
3/1/2024	KCH	REVIEW EMAILS FROM A.GRUNWALD REGARDING RESOLUTION REQUESTED FOR CORRECTING SCRIVENER'S ERROR ON DESCRIPTION OF LAND; REVIEW OF RESOLUTIONS.	1.5	$487.50
3/4/2024	KCH	REVIEW OF RESOLUTIONS SIGNED BY BOS; REVIEW OF EMAILS REGARDING NEED FOR SCRIVENER'S ERROR CORRECTION; EMAIL WITH A.GRUNWALD REGARDING RESOLUTION 2024-22 AND BOARD AUTHORITY TO CORRECT SCRIVENER'S ERROR.	1.5	$487.50
3/5/2024	JMV	PREPARE AND FILE AMENDED NOTICE OF ESTABLISHMENT.	1.2	$450.00
3/5/2024	LB	E-RECORD THE AMENDED NOTICE OF ESTABLISHMENT.	0.3	$52.50
3/6/2024	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$112.50
3/6/2024	KCH	REVIEW AGENDA PACKAGE.	0.3	$97.50
3/7/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	$187.50
3/7/2024	KCH	PREPARE FOR AND ATTEND BOS MEETING.	0.8	$260.00
3/11/2024	LB	REVIEW SIGNED RESOLUTIONS FROM A. GRUNWALD; UPDATE RESOLUTIONS 2024-29 AND 2024-30 TO CONTAIN EXHIBITS TO SAME; PREPARE CORRESPONDENCE TO A. GRUNWALD TRANSMITTING RESOLUTIONS WITH THE ATTACHED EXHIBITS FOR THE DISTRICT'S RECORDS.	0.3	$52.50
3/18/2024	JMV	PREPARE DECLARATION OF CONSENT FOR MASTER ASSESSMENTS.	1.0	$375.00

SERVICES

Date	Person	Description of Services	Hours	Amount
3/18/2024	KCH	FINALIZE TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	0.5	$162.50
3/20/2024	KCH	ZOOM TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	1.0	$325.00
3/26/2024	LB	REVIEW MEETING DATES; CORRESPONDENCE FROM AND TO DISTRICT MANAGER RE FY 2024/2025 BUDGET MEETING AND PUBLIC HEARING DATES; PREPARE DRAFT RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING DATE.	1.0	$175.00
3/26/2024	KCH	ZOOM TRAINING FOR SUPERVISORS REGARDING SUNSHINE LAW, PUBLIC RECORDS, AND ETHICS.	1.0	$325.00
3/28/2024	KCH	REVIEW RESOLUTION APPROVING PROPOSED BUDGET FOR NEXT FISCAL YEAR 2024/2025.	0.3	$97.50
		Total Professional Services	11.5	$3,647.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
3/6/2024	Simplefile E-Recording- Filing Fee- Filing Fees	$66.25
3/26/2024	Simplefile E-Recording- Filing Fee- Filing Fees	$66.25
3/31/2024	Photocopies	$54.75
	Total Disbursements	$187.25

Total Services	$3,647.50	
Total Disbursements	$187.25	
Total Current Charges		$3,834.75
Previous Balance		$11,586.70
PAY THIS AMOUNT		**$15,421.45**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23326	July 17, 2023	$405.00	$0.00	$0.00	$0.00	$4,239.75
24006	December 20, 2023	$1,087.50	$0.00	$0.00	$0.00	$4,922.25
24111	February 07, 2024	$5,970.00	$53.70	$0.00	$0.00	$9,858.45
24261	March 08, 2024	$4,060.00	$10.50	$0.00	$0.00	$7,905.25
				Total Remaining Balance Due		**$15,421.45**

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$3,834.75	$4,070.50	$6,023.70	$1,492.50

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
12/27/23	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
12/27/2023	Jean Mitotes	331334
Total Amount Due	**Ad Number**	
$486.50	0000322427	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
12/27/23	12/27/23	0000322427	Times	Legals CLS	Notice of Special Organizational Meeting	1	2x57 L	$484.50
12/27/23	12/27/23	0000322427	Tampabay.com	Legals CLS	Notice of Special Organizational Meeting	1	2x57 L	$0.00
					AffidavitMaterial			$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
12/27/23	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
12/27/2023	Jean Mitotes	331334
Total Amount Due	**Ad Number**	
$486.50	0000322427	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

BERRY BAY II
ATTN: INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/24/24	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
01/24/2024	Deirdre Bonett	331334
Total Amount Due	**Ad Number**	
$471.50	0000326379	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/24/24	01/24/24	0000326379	Times	Legals CLS	FY 2024 Meeting Schedule	1	2x56 L	$467.50
01/24/24	01/24/24	0000326379	Tampabay.com	Legals CLS	FY 2024 Meeting Schedule	1	2x56 L	$0.00
					AffidavitMaterial			$4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
01/24/24	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
01/24/2024	Deirdre Bonett	331334
Total Amount Due	**Ad Number**	
$471.50	0000326379	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

REMIT TO:

BERRY BAY II
ATTN: INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
01/31/24	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
01/31/2024	Deirdre Bonett	331334

Total Amount Due	Ad Number
$369.50	0000326398

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
01/31/24	01/31/24	0000326398	Times	Legals CLS	Rule Development	1	2x44 L	$365.50
01/31/24	01/31/24	0000326398	Tampabay.com	Legals CLS	Rule Development AffidavitMaterial	1	2x44 L	$0.00 $4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
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DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
01/31/24	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
01/31/2024	Deirdre Bonett	331334

Total Amount Due	Ad Number
$369.50	0000326398

ADVERTISING INVOICE

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BERRY BAY II
ATTN: INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000326398-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough }SS

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rule Development** was published in said newspaper by print in the issues of: **1/31/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature Affiant

Sworn to and subscribed before me this .**01/31/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced ____________

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

NOTICE OF RULE DEVELOPMENT BY THE BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT

In accord with Chapters 120 and 190, Florida Statutes, the Berry Bay II Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or by calling (813) 873-7300.

Berry Bay II Community Development District
Brian Lamb, District Manager

Run Date: January 31, 2024 0000326398

Tampa Bay Times
tampabay.com

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355
Fed Tax ID 59-0482470

ADVERTISING INVOICE

Advertising Run Dates	Advertiser Name	
02/ 7/24	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
02/07/2024	Deirdre Bonett	331334
Total Amount Due	**Ad Number**	
$828.50	0000326401	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	Net Amount
02/07/24	02/07/24	0000326401	Times	Legals CLS	Rulemaking	1	2x98 L	$824.50
02/07/24	02/07/24	0000326401	Tampabay.com	Legals CLS	Rulemaking AffidavitMaterial	1	2x98 L	$0.00 $4.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times
tampabay.com

DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396
Toll Free Phone: 1 (877) 321-7355

Advertising Run Dates	Advertiser Name	
02/ 7/24	BERRY BAY II	
Billing Date	**Sales Rep**	**Customer Account**
02/07/2024	Deirdre Bonett	331334
Total Amount Due	**Ad Number**	
$828.50	0000326401	

ADVERTISING INVOICE

Thank you for your business.

DO NOT SEND CASH BY MAIL

PLEASE MAKE CHECK PAYBLE TO: TIMES PUBLISHING COMPANY

BERRY BAY II
ATTN: INFRAMARK
2005 PAN AM CIRCLE SUITE 300
TAMPA, FL 33607

REMIT TO:

Times Publishing Company
DEPT 3396
PO BOX 123396
DALLAS, TX 75312-3396

0000326401-01

Tampa Bay Times
Published Daily

STATE OF FLORIDA
COUNTY OF Hillsborough } ss

Before the undersigned authority personally appeared **Deirdre Bonett** who on oath says that he/she is **Legal Advertising Representative** of the **Tampa Bay Times** a daily newspaper printed in St. Petersburg, in Pinellas County, Florida; that the attached copy of advertisement, being a Legal Notice in the matter **RE: Rulemaking** was published in said newspaper by print in the issues of: **2/ 7/24** or by publication on the newspaper's website, if authorized, on

Affiant further says the said **Tampa Bay Times** is a newspaper published in **Hillsborough** County, Florida and that the said newspaper has heretofore been continuously published in said **Hillsborough** County, Florida each day and has been entered as a second class mail matter at the post office in said **Hillsborough** County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid not promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

DB

Signature Affiant

Sworn to and subscribed before me this **02/07/2024**

Signature of Notary Public

Personally known X or produced identification

Type of identification produced

Notary Public State of Florida
Judy Allen
My Commission HH 302167
Expires 8/17/2026

NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Berry Bay II Community Development District on March 7, 2024, at 1:30 p.m. at the offices of Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

In accord with Chapter 190, Florida Statutes, the Berry Bay II Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Tampa Bay Times on January 31, 2024.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE: March 7, 2024
TIME: 1:30 p.m.
PLACE: The Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, and received within twenty one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, via email at brian.lamb@inframark.com or by calling (813) 873-7300.

Berry Bay II Community Development District
Brian Lamb, District Manager

Run Date: February 7, 2024 0000326401

BERRY BAY II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
Monthly Contract		$0.00		
Monthly Contract Subtotal		**$0.00**		
Variable Contract				
ALBERT VIERA	AV 020124	$200.00		SUPERVISOR FEE - 02/01/24
ALBERT VIERA	AV 050224	$200.00	$400.00	SUPERVISOR FEE - 05/02/24
CARLOS DE LA OSSA	CDLO 020124	$200.00		SUPERVISOR FEE - 02/01/24
CARLOS DE LA OSSA	CDLO 050224	$200.00	$400.00	SUPERVISOR FEE - 05/02/24
KYLE SMITH	KS 020124	$200.00		SUPERVISOR FEE - 02/01/24
KYLE SMITH	KS 050224	$200.00	$400.00	SUPERVISOR FEE - 05/02/24
NICHOLAS J. DISTER	ND 020124	$200.00		SUPERVISOR FEE - 02/01/24
NICHOLAS J. DISTER	ND 050224	$200.00	$400.00	SUPERVISOR FEE - 05/02/24
RYAN MOTKO	RM 020124	$200.00		SUPERVISOR FEE - 02/01/24
RYAN MOTKO	RM 050224	$200.00	$400.00	SUPERVISOR FEE - 05/02/24
Variable Contract Subtotal		**$2,000.00**		
Utilities		**$0.00**		
Utilities Subtotal		**$0.00**		
Regular Services				
STRALEY ROBIN VERICKER	24006	$1,087.50		PROCFESSIONAL SERVICES
STRALEY ROBIN VERICKER	24588	$133.70	$1,221.20	PROFESSIONAL SERVICE - THRU 04/30/24
Regular Services Subtotal		**$1,221.20**		
Additional Services		**$0.00**		
Additional Services Subtotal		**$0.00**		

BERRY BAY II CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice/Account Number	Amount	Vendor Total	Comments/Description
TOTAL		**$3,221.20**		

Approved (with any necessary revisions noted):

Signature:

Title (Check one):

[ ] Chariman [ ] Vice Chariman [ ] Assistant Secretary

Berry Bay II CDD

MEETING DATE:**February 1, 2024**

DMS: _Angie Grunwald_____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

AV 020124

Berry Bay II CDD

MEETING DATE: **May 02, 2024**

DMS: Angie Grunwald

AV 050224

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

Berry Bay II CDD

MEETING DATE:**February 1, 2024**

DMS: _Angie Grunwald_____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

CDLO 020124

Berry Bay II CDD

MEETING DATE: **May 02, 2024**

DMS: _Angie Grunwald_______

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

CDLO 050224

Berry Bay II CDD

MEETING DATE:**February 1, 2024**

DMS: _Angie Grunwald_____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

KS 020124

Berry Bay II CDD

MEETING DATE: **May 02, 2024**

DMS: _Angie Grunwald______

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

KS 050224

Berry Bay II CDD

MEETING DATE:**February 1, 2024**

DMS: _Angie Grunwald_____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

ND 020124

Berry Bay II CDD

MEETING DATE: **May 02, 2024**

DMS: _Angie Grunwald_____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

ND 050224

Berry Bay II CDD

MEETING DATE:**February 1, 2024**

DMS: _Angie Grunwald_____

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

RM 020124

Berry Bay II CDD

MEETING DATE: **May 02, 2024**

DMS: Angie Grunwald RM 050224

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	$200.00
Ryan Motko	✓	Salary Accepted	$200.00
Nick Dister	✓	Salary Accepted	$200.00
Albert Viera	✓	Salary Accepted	$200.00
Kyle Smith	✓	Salary Accepted	$200.00

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

Berry Bay II Community Development District
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

December 20, 2023
Client: 001608
Matter: 000001
Invoice #: 24006

RE: General

For Professional Services Rendered Through December 08, 2023

SERVICES

Date	Person	Description of Services	Hours	Amount
10/17/2023	LB	REVIEW CORRESPONDENCE FROM B. LAMB RE PUBLIC HEARING DATE FOR ESTABLISHMENT; CALCULATE DATES OF PUBLICATION; PREPARE CORRESPONDENCE TO M. ALVAREZ RE SAME.	0.3	$52.50
10/18/2023	JMV	REVIEW CDD ESTABLISHMENT ISSUES.	0.7	$262.50
11/10/2023	KCH	PREPARE FOR AND ATTEND MONTHLY BUSINESS MEETING; DISCUSS ONGOING ISSUES AND UPCOMING CHANGES.	0.5	$162.50
11/20/2023	JMV	CONFERENCE CALL WITH S. LUCE; REVIEW ADA REQUIREMENTS.	1.1	$412.50
11/28/2023	LB	REVIEW STATUS OF PUBLIC HEARING TO ESTABLISH THE DISTRICT; PREPARE CORRESPONDENCE TO B. LAMB RE TIMING OF SETTING THE ORGANIZATIONAL MEETING.	0.2	$35.00
11/29/2023	WAS	PREPARATION OF STATE MANDATED ETHICS TRAINING FOR BOARD OF SUPERVISORS.	0.5	$162.50
		Total Professional Services	3.3	$1,087.50

Total Services	$1,087.50	
Total Disbursements	$0.00	
Total Current Charges		$1,087.50
Previous Balance		$3,377.50
PAY THIS AMOUNT		**$4,465.00**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
23326	July 17, 2023	$2,972.50	$405.00	$0.00	$0.00	$4,465.00
				Total Remaining Balance Due		$4,465.00

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$1,087.50	$0.00	$0.00	$3,377.50

Straley Robin Vericker
1510 W. Cleveland Street

Tampa, FL 33606
Telephone (813) 223-9400
Federal Tax Id. - 20-1778458

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

May 10, 2024
Client: 001608
Matter: 000001
Invoice #: 24588

RE: General

For Professional Services Rendered Through April 30, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
4/1/2024	LB	FINALIZE RESOLUTION APPROVING PROPOSED BUDGET AND SETTING PUBLIC HEARING FOR FISCAL YEAR 2024-2025; PREPARE CORRESPONDENCE TO DISTRICT MANAGER RE SAME.	0.2	$35.00
4/3/2024	KCH	REVIEW AGENDA AND ATTACHMENTS.	0.3	$97.50
		Total Professional Services	0.5	$132.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
4/30/2024	Photocopies	$1.20
	Total Disbursements	$1.20

Total Services	$132.50	
Total Disbursements	$1.20	
Total Current Charges		$133.70
Previous Balance		$15,421.45
Less Courtesy Discount		*($405.00)*
PAY THIS AMOUNT		**$15,150.15**

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
24006	December 20, 2023	$1,087.50	$0.00	$0.00	$0.00	$1,221.20
24111	February 07, 2024	$5,970.00	$53.70	$0.00	$0.00	$6,157.40
24261	March 08, 2024	$4,060.00	$10.50	$0.00	$0.00	$4,204.20
24422	April 10, 2024	$3,647.50	$187.25	$0.00	$0.00	$3,968.45
				Total Remaining Balance Due		$15,150.15

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
$3,968.45	$0.00	$4,070.50	$7,111.20

Berry Bay II
Community Development District

Financial Statements
(Unaudited)

Period Ending
April 30, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

BERRY BAY II

Balance Sheet

As of April 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	3,496
TOTAL ASSETS	**$**	**3,496**
LIABILITIES		
Accounts Payable	$	39,694
TOTAL LIABILITIES		**39,694**
FUND BALANCES		
Unassigned:		(36,198)
TOTAL FUND BALANCES		**(36,198)**
TOTAL LIABILITIES & FUND BALANCES	**$**	**3,496**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	$ 118,425	$ -	$ (118,425)	0.00%
Developer Contribution	-	18,175	18,175	0.00%
TOTAL REVENUES	**118,425**	**18,175**	**(100,250)**	**15.35%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	2,000	1,000	66.67%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	13,929	(4,429)	146.62%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	10,250	14,750	41.00%
Accounting Services	9,000	3,000	6,000	33.33%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	2,900	(1,100)	161.11%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	-	600	0.00%
Insurance - General Liability	3,200	2,057	1,143	64.28%
Public Officials Insurance	2,500	1,683	817	67.32%
Legal Advertising	3,500	14,679	(11,179)	419.40%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	3,875	(2,675)	322.92%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Reserve	10,000	-	10,000	0.00%
Total Administration	118,425	54,373	64,052	45.91%
TOTAL EXPENDITURES	**118,425**	**54,373**	**64,052**	**45.91%**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending April 30, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues Over (under) expenditures	-	(36,198)	(36,198)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**-**		
FUND BALANCE, ENDING		**$ (36,198)**		

Bank Account Statement

Berry Bay II CDD

Bank Account Statement: Bank Account No.: 9415, Statement No.: 04_24

Currency Code

Statement Date	04/30/24	**Statement Balance**	3,496.40
Balance Last Statement	0.00	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	3,496.40	**Subtotal**	3,496.40
		Outstanding Checks	0.00
G/L Balance at 04/30/24	3,496.40	**Bank Account Balance**	3,496.40

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	**04_24**						
04/16/24	Bank Account Ledger Entry	BD00001	Deposit No. BD00001		1	18,175.00	18,175.00
04/24/24	Bank Account Ledger Entry	1005	Check for Vendor V00003		1	-14,309.10	-14,309.10
04/24/24	Bank Account Ledger Entry	1006	Check for Vendor V00003		1	-369.50	-369.50
					Total	**3,496.40**	**3,496.40**

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	**0**		**Total**

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
	Quantity	**0**		**Total**

Berry Bay II
Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2024

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

BERRY BAY II

Balance Sheet

As of May 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION		TOTAL
ASSETS		
Cash In Bank	$	20,804
TOTAL ASSETS	**$**	**20,804**
LIABILITIES		
Accounts Payable	$	-
Accounts Payable - Other		3,208
TOTAL LIABILITIES		**3,208**
FUND BALANCES		
Unassigned:		17,596
TOTAL FUND BALANCES		**17,596**
TOTAL LIABILITIES & FUND BALANCES	**$**	**20,804**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	$ 118,425	$ -	$ (118,425)	0.00%
Developer Contribution	-	78,264	78,264	0.00%
TOTAL REVENUES	**118,425**	**78,264**	**(40,161)**	**66.09%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	4,000	(1,000)	133.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	-	4,200	0.00%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	15,016	(5,516)	158.06%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	12,333	12,667	49.33%
Accounting Services	9,000	4,000	5,000	44.44%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	2,900	(1,100)	161.11%
Postage, Phone, Faxes, Copies	500	-	500	0.00%
Rentals & Leases	600	-	600	0.00%
Insurance - General Liability	3,200	2,057	1,143	64.28%
Public Officials Insurance	2,500	1,683	817	67.32%
Legal Advertising	3,500	14,679	(11,179)	419.40%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	-	1,200	0.00%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	4,000	(2,800)	333.33%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Reserve	10,000	-	10,000	0.00%
Total Administration	118,425	60,668	57,757	51.23%
TOTAL EXPENDITURES	**118,425**	**60,668**	**57,757**	**51.23%**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending May 31, 2024

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Excess (deficiency) of revenues Over (under) expenditures	-	17,596	17,596	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		**-**		
FUND BALANCE, ENDING		**$ 17,596**		

Bank Account Statement

Berry Bay II CDD

Bank Account Statement: Bank Account No.: 9415, Statement No.: 05_24

Currency Code

Statement Date	05/31/24	**Statement Balance**	42,428.49
Balance Last Statement	3,496.40	**Outstanding Bank Transactions**	0.00
Statement Ending Balance	42,428.49	**Subtotal**	42,428.49
		Outstanding Checks	-21,624.99
G/L Balance at 05/31/24	20,803.50	**Bank Account Balance**	20,803.50

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No.	**05_24**						
05/24/24	Bank Account Ledger Entry	BD00002	Deposit No. BD00002		1	60,088.54	60,088.54
05/24/24	Bank Account Ledger Entry	1007	Check for Vendor V00004		1	-15,016.45	-15,016.45
05/24/24	Bank Account Ledger Entry	1009	Check for Vendor V00006		1	-3,740.00	-3,740.00
05/24/24	Bank Account Ledger Entry	1010	Check for Vendor V00008		1	-800.00	-800.00
05/24/24	Bank Account Ledger Entry	1011	Check for Vendor V00009		1	-800.00	-800.00
05/24/24	Bank Account Ledger Entry	1012	Check for Vendor V00010		1	-800.00	-800.00
					Total	**38,932.09**	**38,932.09**

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
	Quantity	**0**	**Total**	

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
05/24/24	Payment	1008	Check for Vendor V00005	-2,900.00
05/24/24	Payment	1013	Check for Vendor V00011	-800.00
05/24/24	Payment	1014	Check for Vendor V00012	-800.00
05/24/24	Payment	1015	Check for Vendor V00013	-17,124.99
	Quantity	**4**	**Total**	**-21,624.99**