

**BERRY BAY II
COMMUNITY DEVELOPMENT
DISTRICT**

JANUARY 09, 2025

**SPECIAL MEETING
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300
TAMPA, FL 33067

Berry Bay II Community Development District

Board of Supervisors

Carlos de la Ossa, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Albert Viera, Assistant Secretary
Kyle Smith, Assistant Secretary

District Staff

Brian Lamb, District Secretary
Michael Perez, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Special Meeting Agenda Thursday, January 09, 2025 at 2:00 p.m.

The Special Meeting of the **Berry Bay II Community Development District** will be held **January 09, 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: 215 817 490 035 **Passcode:** 45UmMF

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

SPECIAL MEETING OF 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. Discussion of the First Supplemental Assessment Methodology Report
 - B. Discussion of the Supplemental Engineers Report
 - C. Consideration of Resolution 2025-01; Adopting the Final Terms of the 2024 Bonds
4. **CONSENT AGENDA**
 - A. Approval of Minutes of the December 05, 2024 Regular Meeting
 - B. Consideration of Operation and Maintenance November 2024
 - C. Acceptance of the Financials and Approval of the Check Register for November 2024
5. **STAFF REPORTS**
 - A. District Counsel
 - B. District Engineer
 - C. District Manager
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

BERRY BAY II
COMMUNITY
DEVELOPMENT
DISTRICT

FIRST SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT
ASSESSMENT AREA ONE

Report Date:

August 29, 2024

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I. INTRODUCTION

This *First Supplemental Assessment Methodology Report – Assessment Area One* (the “First Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology per the Master Assessment Methodology Report (the “Master Report”) dated February 1, 2024, specifically to support the issuance of the Bonds (as defined below) which will fund a portion of the 2024 Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“2024 Project” – The portion of the CIP relating to public infrastructure for the Assessment Area One identified with the Engineer’s Report.

“Assessment Area One” (AA1) – all property within the described area in Exhibit B of the District that receives a special benefit from the 2024 Project being more particularly defined as 115.25 +/- gross acres of the Development planned for 444 units.

“Assessable Property” – all property within the Assessment Area One of the District that receives a special benefit from the 2024 Project.

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

“Developer” – 301 Wimauma, LLC.

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

“District” – Berry Bay II Community Development District, 636.195 gross acres with a Development plan for 1641 Units.

“Engineer’s Report” – *Supplemental Report of the District Engineer Series 2024 (Assessment Area One) for Berry Bay II Community Development District*, dated August 1, 2024.

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

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

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and sizes for the development of the vertical construction.

“Unplatted Parcels” – gross acreage intended for subdivision and platting under the Development Plan for the Assessment Area One.

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

“Master Report” or “Report” – The *Master Assessment Methodology Report*, dated February 1, 2024, as provided to support benefit and maximum assessments on private developable property within the District.

III. OBJECTIVE

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

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

The basis of benefit received by properties within the District relates directly to the 2024 Project allocable to Assessable Property within Assessment Area One within the District. It is the District’s 2024 Project that will create the public infrastructure that enables the assessable properties within Assessment Area One to be developed and improved. Without these public improvements, which include off-site improvements. stormwater, utilities (water and sewer), roadways, landscape, and hardscape - the development of lands within the Assessment Area One could not be undertaken within the current legal development standards. This First Supplemental Report applies the methodology described in the Master Report to assign assessments to assessable properties within Assessment Area One as a result of the benefit received from the 2024 Project and assessments required to satisfy the repayment of the Bonds by benefiting assessable properties.

The District will issue its Special Assessment Bonds, Series 2024 (the “Bonds”) to finance the construction and/or acquisition of a portion of the 2024 Project which will provide special benefit to the assessable parcels within the Assessment Area One after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area One. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this First Supplemental Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District is located entirely within Hillsborough County and covers approximately 636.195 acres. The site is located in an area encompassed by U.S. HWY 301 to the West, S. County Road to the East, Saffold Road to the South, and State Road 674 to the North. The primary developer of Assessable Properties is 301 Wimauma LLC, (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District consists of approximately 1,641 single-family lots. The public improvements as described in the Engineer’s

Report include but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, landscaping, hardscaping, and irrigation.

V. CAPITAL IMPROVEMENT PROGRAM (CIP)

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

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed as the 2024 Project. The 2024 Project includes off-site improvements: stormwater, utilities (water and sewer), roadways, landscape, and hardscape. The cost of the 2024 Project is estimated to be \$33,719,000 approximately \$10,858,108 of which will be funded by the issuance of the Bonds as generally described within Tables 2 and 3 of this First Supplemental Report with further detail provided in the Engineer's Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

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

The 2024 Project contains a "system of improvements" for the Development that benefit the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third

requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is done to implement a fair and equitable method of apportioning benefits.

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

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

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

VII. ALLOCATION METHODOLOGY

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

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefitting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated to specifically benefited property must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit concerning the 2024 Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a

determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and maximum assessments associated with the 2024 Project are demonstrated in Table 3 through Table 4. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per-parcel basis, thereby reducing the annual debt service assessment associated with any series of bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establishes a lien on land within Assessment Area One. With regard to the Assessable Property, the special assessments are assigned to all properties within the Assessment Area One on a gross acreage basis until the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. As of the date of this report, no lots have been platted. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

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

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific special assessments in relation to the estimated benefit that each platted unit within the Assessment Area One receives from the 2024 Project, with the balance of the debt assigned on a per gross acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned a special assessment under its Product Type classification as outlined in Table 4. If the land is sold in bulk to a third party prior to platting, then the District will assign Series 2024 Assessments based on the development rights conveyed and/or assigned to such parcel in the land sale based on the equivalent assessment unit (EAU) factors set forth in the Assessment Methodology. It is not contemplated that any unassigned debt would remain once all of the 444 lots associated with the 2024 Project are platted and fully developed; if such a condition was to occur, the true-up provisions described below would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the portion of the Assessment Area One representing 581 EAUs.

IX. FINANCING INFORMATION

The District will finance a portion of the 2024 Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area One. A number of items will comprise the bond sizing such as capitalized interest, a debt service reserve, issuance costs, and rounding as shown in Table 3.

X. TRUE-UP MODIFICATION

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

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

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

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

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

XI. ADDITIONAL STIPULATIONS

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

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

TABLE 1

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT AAI DEVELOPMENT PROGRAM				
PROJECT STATISTICS				
PRODUCT	LOT SIZE (1)	LOT COUNT	PER UNIT	TOTAL EAU _s
Single Family	50	340	1.25	425
Single Family	60	104	1.50	156
TOTAL		444		581
(1) Estimated Front Footage				
(2) Equivalent Assessment Unit				

TABLE 2

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA ONE					
AAI ELIGIBLE INFRASTRUCTURE COST DETAIL - 2024 PROJECT					
DESCRIPTION	Master Costs	POD -Q	POD - T	POD - S	TOTAL ELIGIBLE PROJECT COSTS
Collector and Offsite Roads	\$ 13,100,000.00	\$ -	\$ -	\$ -	\$ 13,100,000.00
Subdivision Roads	\$ -	\$ 900,000.00	\$ 1,660,000.00	\$ 820,000.00	\$ 3,380,000.00
Pond Excavation and Stormwater Management	\$ 1,300,000.00	\$ 1,650,000.00	\$ 2,775,000.00	\$ 1,514,000.00	\$ 7,239,000.00
Sewer and Wastewater Management	\$ -	\$ 480,000.00	\$ 1,980,000.00	\$ 425,000.00	\$ 2,885,000.00
Water Supply	\$ -	\$ 360,000.00	\$ 780,000.00	\$ 375,000.00	\$ 1,515,000.00
Power Infrastructure	\$ 1,000,000.00	\$ -	\$ -	\$ -	\$ 1,000,000.00
Hardscapes, Landscape Buffers	\$ 2,500,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 2,800,000.00
Amenities, Entries	\$ -	\$ -	\$ -	\$ -	\$ -
Environmental	\$ -	\$ -	\$ -	\$ -	\$ -
Professional and Permit Fees	\$ 1,250,000.00	\$ 150,000.00	\$ 250,000.00	\$ 150,000.00	\$ 1,800,000.00
	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 19,150,000.00	\$ 3,640,000.00	\$ 7,545,000.00	\$ 3,384,000.00	\$ 33,719,000.00

TABLE 3

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT SERIES 2024 BONDS			
Coupon Rate ⁽¹⁾			5.356%
Term (Years)			30
Principal Amortization Instalments			30
ISSUE SIZE			\$12,135,000.00
Original Issue Discount			\$ 18,765.00
	Available Bond Proceeds:		\$ 12,116,235.00
Construction Fund			\$ 10,858,107.50
Capitalized Interest (Months) ⁽²⁾	0		\$ -
Debt Service Reserve Fund			\$ 813,227.50
Underwriter's Discount	2.00%		\$ 242,700.00
Cost of Issuance			\$ 202,200.00
Rounding			\$ -
ANNUAL ASSESSMENT			
Annual Debt Service (Principal plus Interest)			\$ 813,227.50
Collection Costs and Discounts @ 6.00%			\$ 51,908.14
TOTAL ANNUAL ASSESSMENT			\$ 865,135.64
⁽¹⁾ Based on final inteerest rate and terms.			
⁽²⁾ Based on no capitalized interest.			

TABLE 4

**BERRY BAY II
COMMUNITY DEVELOPMENT DISTRICT
ASSESSMENT AREA ONE**

ALLOCATION METHODOLOGY - SERIES 2024 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 50'	1.25	425.00	73%	340	\$8,876,721	\$594,873.82	\$26,108	\$1,750
Single Family 60'	1.50	156.00	27%	104	\$3,258,279	\$218,353.68	\$31,330	\$2,100
TOTAL		581.00	100%	444	12,135,000	\$813,227.50		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. No Capitalized Interest Period.

⁽²⁾ Includes principal, interest NET OF collection costs.

EXHIBIT A

The par amount of the Series 2024 Bonds borrowed by the District to pay for the 2024 Project is \$12,135,000.00 payable in 30 annual installments of principal of \$7,056.20 per gross acre. The maximum par debt is \$105,292.84 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within AA1 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:		\$12,135,000.00	
ANNUAL ASSESSMENT:		\$813,227.50	(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:		115.25	
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:		\$105,292.84	
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:		\$7,056.20	(30 Installments)
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	PER PARCEL ASSESSMENTS	
		Total PAR Debt	Total Annual
301 Wimauma, LLC 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609 See Exhibit B, AA1 Legal Description	115.25	\$12,135,000.00	\$813,227.50
Totals:	115.25	\$12,135,000.00	\$813,227.50

Berry Bay II CDD

EXHIBIT B - Assessment Area One Legal Description

Village Q

DESCRIPTION:

A parcel of land lying in the Northeast 1/4 of Section 29, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Northeast 1/4 of Section 29, run thence along the North boundary thereof, N.89°56'45"W., a distance of 104.93 feet to the **POINT OF BEGINNING**; thence S.00°03'15"W., a distance of 130.00 feet; thence Southwesterly, 20.94 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 60°00'00" (chord bearing S.30°03'15"W., 20.00 feet); thence S.00°03'15"W., a distance of 55.36 feet; thence Westerly, 10.47 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 30°00'00" (chord bearing N.74°56'45"W., 10.35 feet); thence S.00°03'15"W., a distance of 110.80 feet; thence Southerly, 70.77 feet along the arc of a tangent curve to the left having a radius of 247.00 feet and a central angle of 16°24'58" (chord bearing S.08°09'15"E., 70.53 feet); thence S.16°21'44"E., a distance of 274.13 feet; thence S.06°20'52"E., a distance of 78.02 feet; thence S.04°36'57"W., a distance of 106.35 feet; thence S.33°56'58"W., a distance of 54.11 feet; thence S.41°18'02"W., a distance of 70.26 feet; thence S.64°10'55"W., a distance of 26.09 feet; thence S.68°24'40"W., a distance of 85.84 feet; thence S.72°19'00"W., a distance of 67.20 feet; thence S.74°53'44"W., a distance of 67.20 feet; thence S.77°28'28"W., a distance of 67.20 feet; thence S.80°03'12"W., a distance of 67.20 feet; thence S.82°37'57"W., a distance of 67.20 feet; thence S.85°20'21"W., a distance of 73.80 feet; thence S.87°50'31"W., a distance of 28.28 feet; thence S.88°49'11"W., a distance of 64.30 feet; thence N.89°56'47"W., a distance of 824.88 feet; thence Southeasterly, 11.05 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 25°19'59" (chord bearing S.24°08'59"E., 10.96 feet); thence N.89°56'47"W., a distance of 60.00 feet; thence Northeasterly, 11.05 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 25°19'59" (chord bearing N.24°15'25"E., 10.96 feet); thence N.89°56'47"W., a distance of 263.74 feet to the Easterly boundary of the lands described in Official Records Instrument 87285417 of the Public Records of Hillsborough County, Florida, also being the Easterly boundary of a former Railroad Right of Way; thence along said Easterly boundary, N.32°11'49"E., a distance of 1239.45 feet to aforesaid North boundary of the Northeast 1/4 of Section 29; thence along said North boundary, S.89°56'45"E., a distance of 1085.52 feet to the **POINT OF BEGINNING**.

Containing 33.996 acres, more or less.

Together with:

DESCRIPTION: VILLAGE S:

A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the North boundary of the Northeast 1/4 thereof, N 89°22'04" W, a distance of 95.00 feet to the **POINT OF BEGINNING**; thence S 01°00'18" W, a distance of 280.78 feet; thence N 88°59'42" W, a distance of 120.00 feet; thence S 01°00'18" W, a distance of 44.27 feet; thence S 83°26'15" W, a distance of 50.33 feet; thence N 00°37'56" E, a distance of 10.57 feet; thence N 89°22'04" W, a distance of 1328.34 feet; thence southeasterly, 1.52 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°29'20" (chord bearing S 34°09'25" E, 1.52 feet); thence N 89°22'04" W, a distance of 60.00 feet; thence northeasterly, 1.52 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°29'20" (chord bearing N 35°25'17" E, 1.52 feet); thence N 89°22'04" W, a distance of 990.35 feet; thence S 00°37'56" W, a distance of 26.00 feet; thence N 89°22'04" W, a distance of 209.64 feet; thence S 00°37'56" W, a distance of 96.22 feet; thence southwesterly, 130.65 feet along the arc of a non-tangent curve to the left having a radius of 1563.94 feet and a central angle of 04°47'12" (chord bearing S 61°47'07" W, 130.62 feet); thence S 60°25'11" W, a distance of 21.41 feet; thence southeasterly, 2.44 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 05°35'22" (chord bearing S 63°42'25" E, 2.44 feet); thence S 60°25'04" W, a distance of 68.23 feet; thence northerly, 11.95 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 27°23'07" (chord bearing N 06°21'13" W, 11.84 feet); thence northerly, 25.24 feet along the arc of a reverse curve to the right having a radius of 75.93 feet and a central angle of 19°02'53" (chord bearing N 10°31'20" W, 25.13 feet); thence N 89°22'04" W, a distance of 146.03 feet; thence N 00°37'56" E, a distance of 315.00 feet; thence N 02°36'50" E, a distance of 50.53 feet; thence N 00°38'05" E, a distance of 117.34 feet; thence N 00°37'56" E, a distance of 32.21 feet to the North boundary of the Northwest 1/4 of said Section 28, thence along said North boundary S89°21'44"E. a distance of 570.03 feet to the North 1/4 corner of said Section 28, thence along the North boundary of the Northeast 1/4 of said Section 28 S 89°22'04" E, a distance of 2528.85 feet to the **POINT OF BEGINNING**.

Containing 24.237 acres, more or less.

Together with:

DESCRIPTION: VILLAGE T:

A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the East boundary of the Northeast 1/4 thereof, S.01°00'18"W., a distance of 578.54 feet; thence leaving said East boundary N.88°59'42"W., a distance of 92.22 feet to the POINT OF BEGINNING; thence S 03°13'43" W, a distance of 71.56 feet; thence S 01°00'18" W, a distance of 652.00 feet; thence N 88°59'42" W, a distance of 120.00 feet; thence S 01°00'18" W, a distance of 23.40 feet; thence N 89°40'52" W, a distance of 50.00 feet; thence N 01°00'18" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 323.34 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 450.00 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 500.00 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 500.00 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 473.46 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 50.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 146.22 feet; thence northerly, 184.29 feet along the arc of a curve to the left having a radius of 329.00 feet and a central angle of 32°05'41" (chord bearing N 13°38'01" W, 181.89 feet); thence N 29°40'52" W, a distance of 499.43 feet; thence northeasterly, 144.32 feet along the arc of a non-tangent curve to the left having a radius of 1221.50 feet and a central angle of 06°46'10" (chord bearing N 63°38'33" E, 144.24 feet); thence northwesterly, 5.96 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 13°39'11" (chord bearing N 59°36'39" W, 5.94 feet); thence N 60°25'38" E, a distance of 60.00 feet; thence southerly, 1.58 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°36'40" (chord bearing S 05°29'30" W, 1.58 feet); thence N 60°19'08" E, a distance of 60.88 feet; thence N 61°15'02" E, a distance of 53.97 feet; thence N 64°01'09" E, a distance of 54.95 feet; thence N 66°51'36" E, a distance of 54.95 feet; thence N 69°42'02" E, a distance of 54.95 feet; thence N 72°32'28" E, a distance of 54.95 feet; thence N 74°42'54" E, a distance of 29.16 feet; thence N 76°53'20" E, a distance of 54.95 feet; thence N 79°43'46" E, a distance of 54.95 feet; thence N 82°34'13" E, a distance of 54.95 feet; thence N 85°24'39" E, a distance of 54.95 feet; thence N 88°15'05" E, a distance of 54.95 feet; thence S 89°22'51" E, a distance of 685.79 feet; thence northwesterly, 1.53 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°30'10" (chord bearing N 34°29'11" W, 1.53 feet); thence S 89°22'04" E, a distance of 60.00 feet; thence southwesterly, 1.53 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°30'10" (chord bearing S 35°45'02" W, 1.53 feet); thence S 89°22'04" E, a distance of 1367.05 feet; thence S 54°03'10" E, a distance of 106.04 feet; thence S 25°44'41" E, a distance of 105.07 feet POINT OF BEGINNING.

Containing 57.017 acres, more or less.

For a total of 115.25 acres, more or less.

**Berry Bay II Community
Development District**

Supplemental Report
of the District Engineer –
Series 2024 (Assessment Area One)



Prepared for:
Board of Supervisors
Berry Bay II Community
Development District

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

August 1, 2024



1.0 INTRODUCTION

The Berry Bay II Community Development District ("the District") encompasses approximately 635.668 acres in Hillsborough County, Florida. The District is located within Section 28, 29, and 33 Township 32 South, Range 20 East and is vacant land with various abutting subdivisions.

See Appendix A for a Vicinity Map and Legal Description of District.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 23-23 adopted on December 12, 2023 for the purpose of constructing and/or acquiring, maintaining, and operating all or a portion of the public improvements and community facilities within the District. A Master Report of the District Engineer, dated January 4, 2024, was prepared to provide a description and estimated costs of the public improvements and community facilities being planned within the District. The purpose of this Supplemental Engineer's Report is to provide a description and estimated costs of the public improvements and community facilities being planned within Pods Q, S, and T within the District, herein "Assessment Area One."

See Appendix B for a legal description of Assessment Area One.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner 301 Wimauma, LLC currently plans to build 1,605 residential units within the District, with 444 units planned within Assessment Area One.

The possible major public improvements and community facilities within Assessment Area One include, but are not limited to, water management and control, water supply, sewer and wastewater management, roads, parks and recreation, and landscaping/hardscaping/irrigation.

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Detailed descriptions of the proposed public improvements and community facilities within Assessment Area One are provided in the following sections.

4.1 WATER MANAGEMENT AND CONTROL

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

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



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

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

Water management and control systems will be designed in accordance with Hillsborough County technical standards. The District is anticipated to own and maintain these facilities.

4.2 WATER SUPPLY

The District is located within the Hillsborough County utilities service area which will provide water supply for potable water service and fire protection to the property. The water supply improvements are anticipated to include 8" looped water mains which will supply potable water and service and fire protection to the District. Off-site improvements may be required to provide service to the District.

The water supply systems will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County utilities service area which will provide sewer and wastewater management service to the District. The sewer and wastewater management improvements are anticipated to include an 8" gravity sanitary sewer system within the road rights of way and pumping stations that will connect to an existing force main located north of the District. Off-site improvements may be required to provide service to the District.

All sanitary sewer and wastewater management facilities will be designed in accordance with Hillsborough County technical standards. It is anticipated that Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

District Roads include the roadway asphalt, base, and subgrade, roadway curb and gutter, and sidewalks within rights of way abutting common areas.



All roads will be designed in accordance with the Hillsborough County technical standards and are anticipated to be owned and maintained by the Hillsborough County.

4.5 LANDSCAPING/ HARDSCAPE/IRRIGATION

Community entry monumentation and landscape buffering and screening will be provided at several access points into the District. Irrigation will also be provided in the landscaped common areas.

It is anticipated that these improvements will be owned and maintained by the District.

4.6 PROFESSIONAL SERVICES AND PERMITTING FEES

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

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

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

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES COSTS

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

6.0 SUMMARY AND CONCLUSION

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

The planning and design of the District will be in accordance with current governmental regulatory requirements.

Items of construction cost in this report are based on our review and analysis of the conceptual site plans for the development and recent costs expended in similar projects of nature and size. It is our professional opinion that the estimated infrastructure costs provided herein for the development are conservative to complete the construction of the Public Improvements and Community Facilities described herein. All such infrastructure costs are public improvements or community facilities as set forth in Section 190.012(1) and (2) of the Florida Statutes.

**Berry Bay II CDD**

Supplemental Report of the District Engineer – Series 2024 (AA1)

August 1, 2024

Page 5 of 5

The estimate of the construction costs is only an estimate and not a guaranteed maximum cost. The estimated cost is based on historical unit prices or current prices being experienced for on-going and similar items of work in Hillsborough County. The labor market, future costs of equipment and materials, and the actual construction process are all beyond our control. Due to this inherent possibility for fluctuation in costs, the total final cost may be more or less than this estimate.

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

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



Berry Bay II CDD

Supplemental Report of the District Engineer – Series 2024 (AA1)
August 1, 2024

Appendix A VICINITY MAP AND LEGAL DESCRIPTION OF THE DISTRICT

BERRY BAY II CDD - LOCATION MAP



Description Sketch

(Not A Survey)

Parcel 1

DESCRIPTION: A parcel of land lying in Sections 28 and 29, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence N 89°22'04" W, a distance of 50.00 feet to the **POINT OF BEGINNING**; thence S 01°00'18" W, a distance of 1323.15 feet; thence N 89°40'52" W, a distance of 5146.23 feet; thence N 89°47'05" W, a distance of 2064.77 feet to the Easterly Right-of-Way of the Seaboard Coast Line Railroad.; thence along said Railroad Right-of-Way N 32°11'49" E, a distance of 1589.73 feet; thence S 89°56'45" E, a distance of 1190.45 feet; thence S 89°21'44" E, a distance of 2623.06 feet; thence S 89°22'04" E, a distance of 2573.85 feet to the **POINT OF BEGINNING**.

Containing 209.198 acres, more or less.

Together With:

Parcel 2

DESCRIPTION: A parcel of land lying in Sections 28 and 33, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of the said Section 28, run thence S 01°00'18" W, a distance of 1352.88 feet; thence N 89°40'52" W, a distance of 50.00 feet to the West Right-of-Way Line of County Road 579 and the **POINT OF BEGINNING**; thence along said Right-of-Way S 01°00'18" W, a distance of 1293.16 feet; thence S 00°52'49" W, a distance of 1383.21 feet to the North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 289.96 feet; thence N 25°41'16" W, a distance of 870.76 feet; thence S 64°18'58" W, a distance of 2000.01 feet; thence S 25°41'46" E, a distance of 870.92 feet to the aforesaid North Right-of-Way of Dug Creek-Saffold Road; thence along said Right-of-Way S 64°18'41" W, a distance of 205.25 feet; thence Southwesterly, 364.71 feet along the arc of a tangent curve to the left having a radius of 2949.92 feet and a central angle of 07°05'02" (chord bearing S 60°46'10" W, 364.48 feet); thence S 89°57'21" W, a distance of 3.21 feet; thence S 00°19'02" E, a distance of 2.06 feet; thence Southwesterly, 511.54 feet along the arc of a non-tangent curve to the left having a radius of 2949.92 feet and a central angle of 09°56'08" (chord bearing S 52°11'09" W, 510.90 feet); thence S 47°11'23" W, a distance of 500.15 feet; thence S 47°34'52" W, a distance of 1206.83 feet; thence S 47°13'24" W, a distance of 1089.03 feet; thence leaving aforesaid Right-of-Way of Dug Creek-Saffold Road along the West Line of Section 33 N 00°45'51" W, a distance of 2207.24 feet to the Southwest corner of aforesaid Section 28; thence along the West line of said Section 28 N 00°18'48" W, a distance of 2644.16 feet to the Northwest corner of the South 1/2 of said Section 28; thence along the South boundary of the North 1/2 of said Section 28, N 89°59'48" E, a distance of 580.30 feet; thence N 01°00'18" E, a distance of 1318.56 feet; thence S 89°40'52" E, a distance of 4515.03 feet to the **POINT OF BEGINNING**.

Containing 426.997 acres, more or less.



Digitally signed
by David W.
Maxwell
Date:
2024.02.12
16:29:09 -05'00'

David W. Maxwell LS7311

Project: **Council Growers**

DRAWN: LAT DATE: 04/20/23 CHECKED: MHC

Prepared For: **Eisenhower Group LLC**

Revisions

DATE	DESCRIPTION	DRAWN
2-12-24	Revised Acreage	LAT
---	---	---
---	---	---
---	---	---

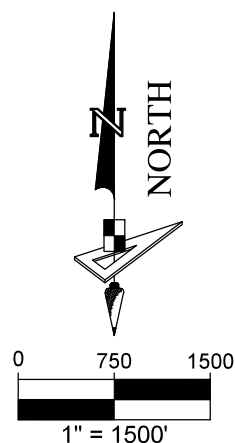
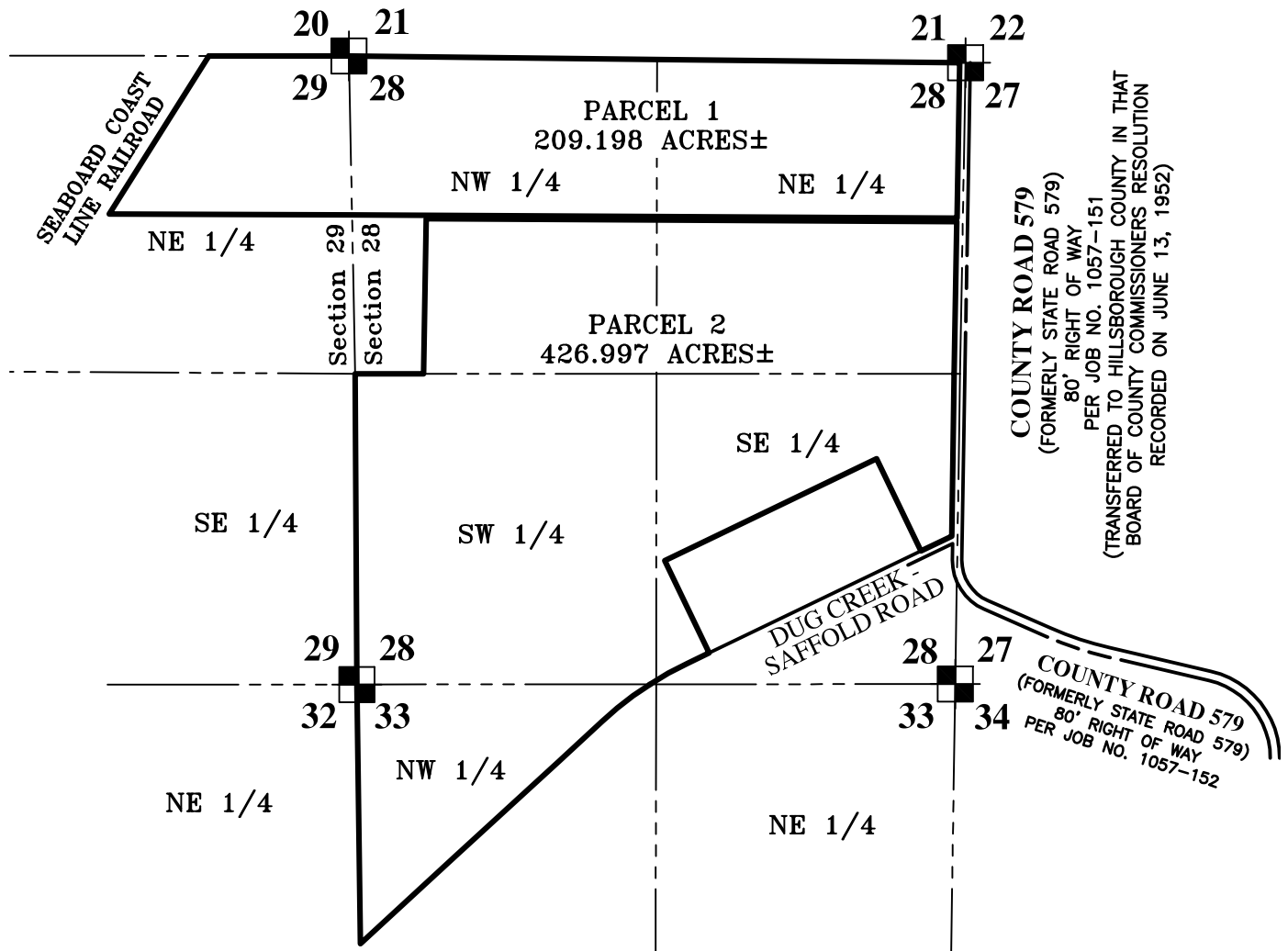
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



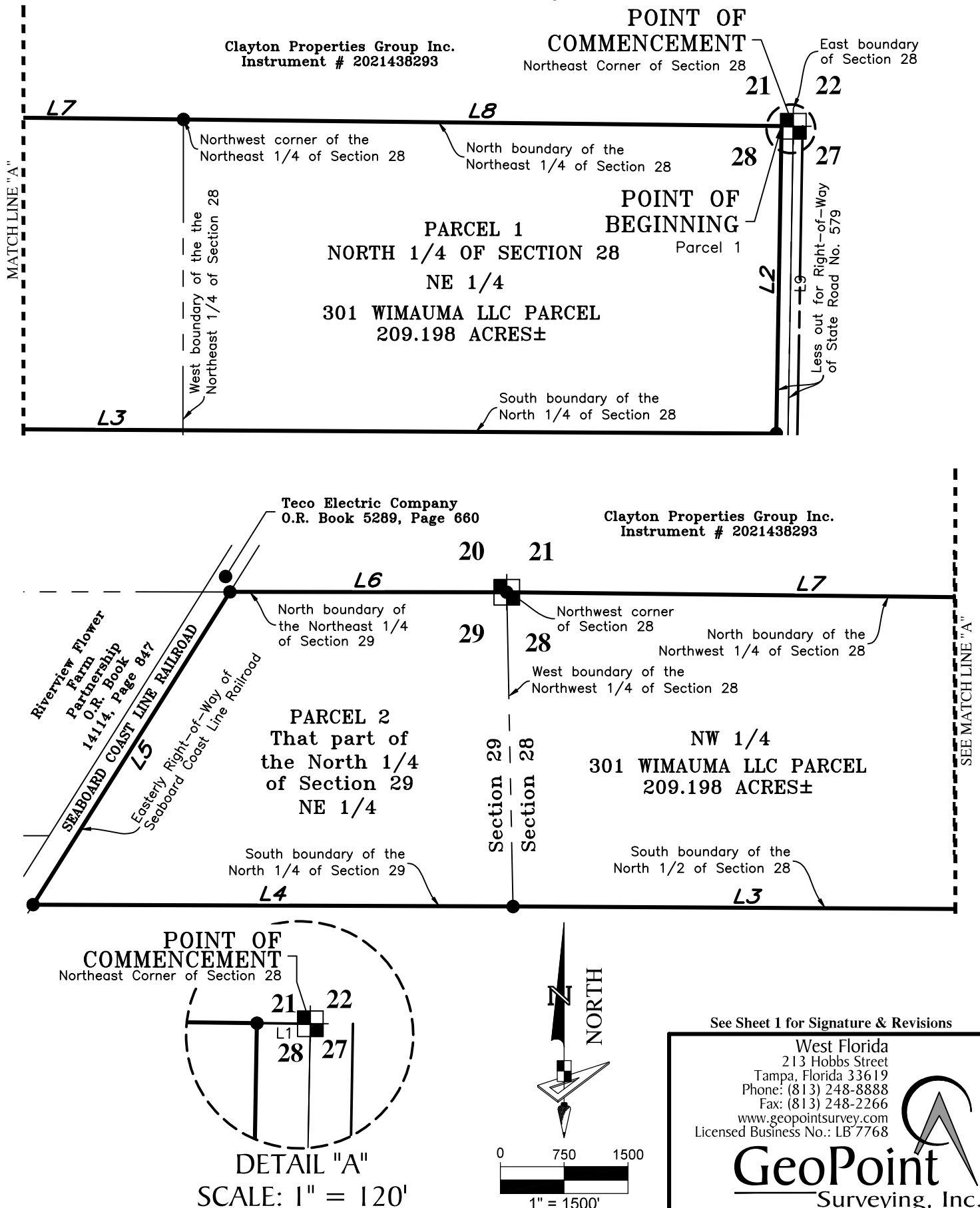
See Sheet 1 for Signature & Revisions

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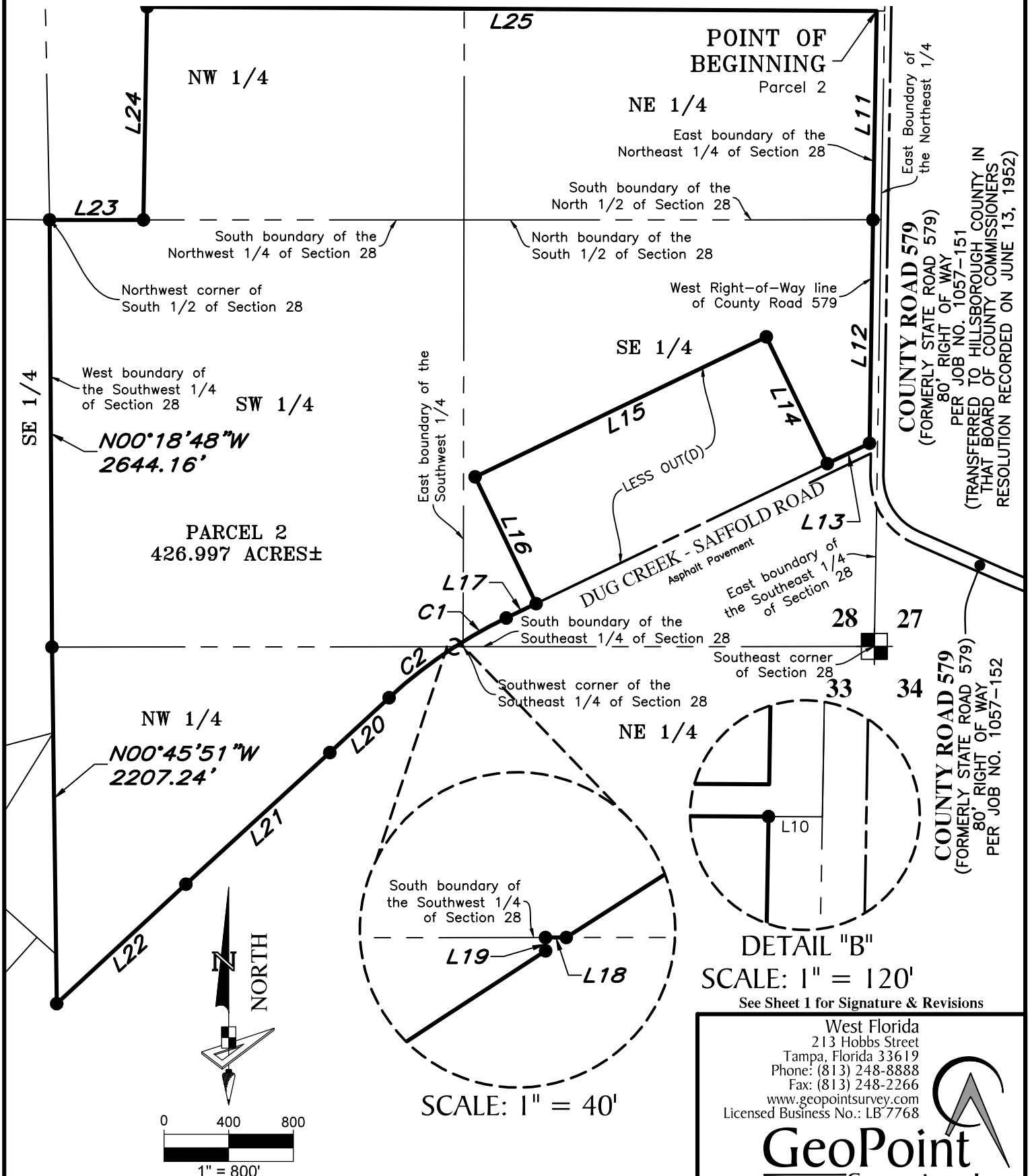
GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)



Description Sketch (Not A Survey)



Description Sketch

(Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N89°22'04"W	50.00'
L2	S01°00'18"W	1323.15'
L3	N89°40'52"W	5146.23'
L4	N89°47'05"W	2064.77'
L5	N32°11'49"E	1589.73'
L6	S89°56'45"E	1190.45'
L7	S89°21'44"E	2623.06'
L8	S89°22'04"E	2573.85'
L9	S01°00'18"W	1352.88'
L10	N89°40'52"W	50.00'
L11	S01°00'18"W	1293.16'
L12	S00°52'49"W	1383.21'
L13	S64°18'41"W	289.96'
L14	N25°41'16"W	870.76'
L15	S64°18'58"W	2000.01'
L16	S25°41'46"E	870.92'
L17	S64°18'41"W	205.25'
L18	S89°57'21"W	3.21'
L19	S00°19'02"E	2.06'
L20	S47°11'23"W	500.15'
L21	S47°34'52"W	1206.83'
L22	S47°13'24"W	1089.03'
L23	N89°59'48"E	580.30'
L24	N01°00'18"E	1318.56'
L25	S89°40'52"E	4515.03'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	2949.92'	364.71'	7°05'02"	S60°46'10"W	364.48'
C2	2949.92'	511.54'	9°56'08"	S52°11'09"W	510.90'

See Sheet 1 for Signature & Revisions

West Florida
213 Hobbs Street
Tampa, Florida 33619
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Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Berry Bay II CDD

Assessment Area One Legal Description

Village Q

DESCRIPTION:

A parcel of land lying in the Northeast 1/4 of Section 29, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Northeast 1/4 of Section 29, run thence along the North boundary thereof, N.89°56'45"W., a distance of 104.93 feet to the **POINT OF BEGINNING**; thence S.00°03'15"W., a distance of 130.00 feet; thence Southwesterly, 20.94 feet along the arc of a tangent curve to the right having a radius of 20.00 feet and a central angle of 60°00'00" (chord bearing S.30°03'15"W., 20.00 feet); thence S.00°03'15"W., a distance of 55.36 feet; thence Westerly, 10.47 feet along the arc of a non-tangent curve to the left having a radius of 20.00 feet and a central angle of 30°00'00" (chord bearing N.74°56'45"W., 10.35 feet); thence S.00°03'15"W., a distance of 110.80 feet; thence Southerly, 70.77 feet along the arc of a tangent curve to the left having a radius of 247.00 feet and a central angle of 16°24'58" (chord bearing S.08°09'15"E., 70.53 feet); thence S.16°21'44"E., a distance of 274.13 feet; thence S.06°20'52"E., a distance of 78.02 feet; thence S.04°36'57"W., a distance of 106.35 feet; thence S.33°56'58"W., a distance of 54.11 feet; thence S.41°18'02"W., a distance of 70.26 feet; thence S.64°10'55"W., a distance of 26.09 feet; thence S.68°24'40"W., a distance of 85.84 feet; thence S.72°19'00"W., a distance of 67.20 feet; thence S.74°53'44"W., a distance of 67.20 feet; thence S.77°28'28"W., a distance of 67.20 feet; thence S.80°03'12"W., a distance of 67.20 feet; thence S.82°37'57"W., a distance of 67.20 feet; thence S.85°20'21"W., a distance of 73.80 feet; thence S.87°50'31"W., a distance of 28.28 feet; thence S.88°49'11"W., a distance of 64.30 feet; thence N.89°56'47"W., a distance of 824.88 feet; thence Southeasterly, 11.05 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 25°19'59" (chord bearing S.24°08'59"E., 10.96 feet); thence N.89°56'47"W., a distance of 60.00 feet; thence Northeasterly, 11.05 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 25°19'59" (chord bearing N.24°15'25"E., 10.96 feet); thence N.89°56'47"W., a distance of 263.74 feet to the Easterly boundary of the lands described in Official Records Instrument 87285417 of the Public Records of Hillsborough County, Florida, also being the Easterly boundary of a former Railroad Right of Way; thence along said Easterly boundary, N.32°11'49"E., a distance of 1239.45 feet to aforesaid North boundary of the Northeast 1/4 of Section 29; thence along said North boundary, S.89°56'45"E., a distance of 1085.52 feet to the **POINT OF BEGINNING**.

Containing 33.996 acres, more or less.

Together with:

DESCRIPTION: VILLAGE S:

A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the North boundary of the Northeast 1/4 thereof, N 89°22'04" W, a distance of 95.00 feet to the **POINT OF BEGINNING**; thence S 01°00'18" W, a distance of 280.78 feet; thence N 88°59'42" W, a distance of 120.00 feet; thence S 01°00'18" W, a distance of 44.27 feet; thence S 83°26'15" W, a distance of 50.33 feet; thence N 00°37'56" E, a distance of 10.57 feet; thence N 89°22'04" W, a distance of 1328.34 feet; thence southeasterly, 1.52 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°29'20" (chord bearing S 34°09'25" E, 1.52 feet); thence N 89°22'04" W, a distance of 60.00 feet; thence northeasterly, 1.52 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°29'20" (chord bearing N 35°25'17" E, 1.52 feet); thence N 89°22'04" W, a distance of 990.35 feet; thence S 00°37'56" W, a distance of 26.00 feet; thence N 89°22'04" W, a distance of 209.64 feet; thence S 00°37'56" W, a distance of 96.22 feet; thence southwesterly, 130.65 feet along the arc of a non-tangent curve to the left having a radius of 1563.94 feet and a central angle of 04°47'12" (chord bearing S 61°47'07" W, 130.62 feet); thence S 60°25'11" W, a distance of 21.41 feet; thence southeasterly, 2.44 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 05°35'22" (chord bearing S 63°42'25" E, 2.44 feet); thence S 60°25'04" W, a distance of 68.23 feet; thence northerly, 11.95 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 27°23'07" (chord bearing N 06°21'13" W, 11.84 feet); thence northerly, 25.24 feet along the arc of a reverse curve to the right having a radius of 75.93 feet and a central angle of 19°02'53" (chord bearing N 10°31'20" W, 25.13 feet); thence N 89°22'04" W, a distance of 146.03 feet; thence N 00°37'56" E, a distance of 315.00 feet; thence N 02°36'50" E, a distance of 50.53 feet; thence N 00°38'05" E, a distance of 117.34 feet; thence N 00°37'56" E, a distance of 32.21 feet to the North boundary of the Northwest 1/4 of said Section 28, thence along said North boundary S89°21'44"E. a distance of 570.03 feet to the North 1/4 corner of said Section 28, thence along the North boundary of the Northeast 1/4 of said Section 28 S 89°22'04" E, a distance of 2528.85 feet to the **POINT OF BEGINNING**.

Containing 24.237 acres, more or less.

Together with:

DESCRIPTION: VILLAGE T:

A parcel of land lying in Section 28, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

COMMENCE at the Northeast corner of said Section 28, run thence along the East boundary of the Northeast 1/4 thereof, S.01°00'18"W., a distance of 578.54 feet; thence leaving said East boundary N.88°59'42"W., a distance of 92.22 feet to the POINT OF BEGINNING; thence S 03°13'43" W, a distance of 71.56 feet; thence S 01°00'18" W, a distance of 652.00 feet; thence N 88°59'42" W, a distance of 120.00 feet; thence S 01°00'18" W, a distance of 23.40 feet; thence N 89°40'52" W, a distance of 50.00 feet; thence N 01°00'18" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 323.34 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 450.00 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 500.00 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 500.00 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 26.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 473.46 feet; thence S 00°19'08" W, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 50.00 feet; thence N 00°19'08" E, a distance of 24.00 feet; thence N 89°40'52" W, a distance of 146.22 feet; thence northerly, 184.29 feet along the arc of a curve to the left having a radius of 329.00 feet and a central angle of 32°05'41" (chord bearing N 13°38'01" W, 181.89 feet); thence N 29°40'52" W, a distance of 499.43 feet; thence northeasterly, 144.32 feet along the arc of a non-tangent curve to the left having a radius of 1221.50 feet and a central angle of 06°46'10" (chord bearing N 63°38'33" E, 144.24 feet); thence northwesterly, 5.96 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 13°39'11" (chord bearing N 59°36'39" W, 5.94 feet); thence N 60°25'38" E, a distance of 60.00 feet; thence southerly, 1.58 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°36'40" (chord bearing S 05°29'30" W, 1.58 feet); thence N 60°19'08" E, a distance of 60.88 feet; thence N 61°15'02" E, a distance of 53.97 feet; thence N 64°01'09" E, a distance of 54.95 feet; thence N 66°51'36" E, a distance of 54.95 feet; thence N 69°42'02" E, a distance of 54.95 feet; thence N 72°32'28" E, a distance of 54.95 feet; thence N 74°42'54" E, a distance of 29.16 feet; thence N 76°53'20" E, a distance of 54.95 feet; thence N 79°43'46" E, a distance of 54.95 feet; thence N 82°34'13" E, a distance of 54.95 feet; thence N 85°24'39" E, a distance of 54.95 feet; thence N 88°15'05" E, a distance of 54.95 feet; thence S 89°22'51" E, a distance of 685.79 feet; thence northwesterly, 1.53 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°30'10" (chord bearing N 34°29'11" W, 1.53 feet); thence S 89°22'04" E, a distance of 60.00 feet; thence southwesterly, 1.53 feet along the arc of a non-tangent curve to the left having a radius of 25.00 feet and a central angle of 03°30'10" (chord bearing S 35°45'02" W, 1.53 feet); thence S 89°22'04" E, a distance of 1367.05 feet; thence S 54°03'10" E, a distance of 106.04 feet; thence S 25°44'41" E, a distance of 105.07 feet POINT OF BEGINNING.

Containing 57.017 acres, more or less.

For a total of 115.25 acres, more or less.



Berry Bay II CDD

Supplemental Report of the District Engineer – Series 2024 (AA1)
August 1, 2024

Appendix B CONSTRUCTION COST ESTIMATE OF PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

Berry Bay II CDD

ER Cost Chart AA1

		<u>Council Pod Q</u>	<u>Council Pod T</u>	<u>Council Pod S</u>	
	Lots	104	223	117	444
	FF	6,240	11,150	5,850	23,240
<u>Infrastructure</u>	<u>Master Costs</u>	<u>Pod Q</u>	<u>Pod T</u>	<u>Pod S</u>	<u>Total AA1 Project</u>
Collector Roads	\$ 13,100,000				\$ 13,100,000
Subdivision Roads	\$ -	\$ 900,000	\$ 1,660,000	\$ 820,000	\$ 3,380,000
Pond Excavation and Stormwater Management	\$ 1,300,000	\$ 1,650,000	\$ 2,775,000	\$ 1,514,000	\$ 7,239,000
Sewer and Wastewater Management		\$ 480,000	\$ 1,980,000	\$ 425,000	\$ 2,885,000
Water Supply		\$ 360,000	\$ 780,000	\$ 375,000	\$ 1,515,000
Power Infrastructure *	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
Hardscapes, Landcape Buffers	\$ 2,500,000	\$ 100,000	\$ 100,000	\$ 100,000	\$ 2,800,000
Professional and Permit Fees	\$ 1,250,000	\$ 150,000	\$ 250,000	\$ 150,000	\$ 1,800,000
Total	\$ 19,150,000	\$ 3,640,000	\$ 7,545,000	\$ 3,384,000	\$ 33,719,000

* Includes only the incremental cost of undergrounding electrical conduit

RESOLUTION 2025-01

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT APPROVING THE EXECUTION OF ALL DOCUMENTS, INSTRUMENTS, AND CERTIFICATES IN CONNECTION WITH THE DISTRICT'S SERIES 2024 SPECIAL ASSESSMENT BONDS; SETTING FORTH THE FINAL TERMS OF THE SPECIAL ASSESSMENTS WHICH SECURE THE SERIES 2024 SPECIAL ASSESSMENT BONDS; ADOPTING THE ENGINEER'S REPORT; ADOPTING THE FIRST SUPPLEMENTAL SPECIAL ASSESSMENT METHODOLOGY REPORT; AND PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

WHEREAS, the Berry Bay II Community Development District (the "**District**") previously indicated its intention to construct and/or acquire public improvements as described in the Master Report of the District Engineer dated January 4, 2024 (the "**Engineer's Report**");

WHEREAS, the Board of Supervisors of the District (the "**Board**") issued its \$12,135,000 Special Assessment Bonds, Series 2024 (the "**Series 2024 Bonds**") to finance certain public improvements (the "**Series 2024 Project**");

WHEREAS, the District desires to approve and confirm the execution of all documents, instruments and certificates in connection with the Series 2024 Bonds, which are on file with the District Manager, (the "**Bond Documents**") and to confirm the issuance of the Series 2024 Bonds;

WHEREAS, the Series 2024 Bonds will be repaid by special assessments on the benefited property within the District;

WHEREAS, the District previously levied master special assessments in accordance with the terms outlined in the Master Assessment Methodology Report dated February 1, 2024, and adopted pursuant to Resolution No. 2024-28 (the "**Assessment Resolution**"), equalizing, approving, confirming and levying special assessments on certain property within the District, which resolution is still in full force and effect;

WHEREAS, now that the final terms of the Series 2024 Bonds have been established, it is necessary to approve the First Supplemental Assessment Methodology Report Assessment Area One dated August 29, 2024 (the "**Supplemental Assessment Report**"), and attached hereto as **Exhibit A**; and the Supplemental Report of the District Engineer – Series 2024 (Assessment Area One) dated August 1, 2024 (the "**Supplemental Engineer's Report**") attached hereto as **Exhibit B**.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD AS FOLLOWS:

1. **Authority for this resolution.** This Resolution is adopted pursuant to Chapters 170, 190, and 197 Florida Statutes.
2. **Findings.** The Board hereby finds and determines as follows:
 - a. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
 - b. The Supplemental Engineer's Report is hereby approved and ratified.
 - c. The Series 2024 Project will serve a proper, essential, and valid public purpose.

- d. The Series 2024 Project will specially benefit the developable acreage located within the District as set forth in the Supplemental Engineer's Report. It is reasonable, proper, just and right to assess the portion of the costs of the Series 2024 Project to be financed with the Series 2024 Bonds to the specially benefited properties within the District as set forth in the Assessment Resolution, and this Resolution.
 - e. The Series 2024 Bonds will finance the construction and acquisition of a portion of the Series 2024 Project.
 - f. The Supplemental Assessment Report is hereby approved and ratified.
3. **Ratification of the Execution of the Bond Documents.** The execution of the Bond Documents by the officials of the District are hereby ratified and confirmed.
 4. **Assessment Lien for the Series 2024 Bonds.** The special assessments for the Series 2024 Bonds shall be allocated in accordance with the Supplemental Assessment Report.
 5. **Severability.** If any section or part of a section of this Resolution is declared invalid or unconstitutional, the validity, force and effect of any other section or part of a section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this Resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.
 6. **Conflicts.** This Resolution is intended to supplement the Assessment Resolution, which remain in full force and effect. This Resolution and the Assessment Resolution shall be construed to the maximum extent possible to give full force and effect to the provisions of each resolution. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.
 7. **Effective date.** This Resolution shall become effective upon its adoption.

Approved and adopted this 9th day of January, 2025.

Attest:

**Berry Bay II Community
Development District**

Name: _____
Secretary / Assistant Secretary

Name: _____
Chair of the Board of Supervisors

Exhibit A – First Supplemental Assessment Methodology Report Assessment Area One dated August 29, 2024

Exhibit B – Supplemental Report of the District Engineer – Series 2024 (Assessment Area One) dated August 1, 2024

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

The regular meeting of the Board of Supervisors of the Berry Bay II Community Development District was held on Thursday, December 05, 2024, and called to order at 3:22 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 Dister	Vice Chairperson <i>(via phone)</i>
Ryan Motko	Assistant Secretary
Albert Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Mark Vega	District Manager
Jayna Cooper	District Manager
John Vericker	District Counsel
Tonja Stewart	District Engineer

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

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

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

SECOND ORDER OF BUSINESS **Public Comment on Agenda Items**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

There being none, the next order of business followed.

FOURTH ORDER OF BUSINESS **Consent Agenda**

- A. Approval of Minutes of the November 07, 2024, Regular Meeting**
- B. Acceptance of the Financials and Approval of the Check Register for October 2024**
- C. Acceptance of the Financials and Approval of the Check Register for October 2024**

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

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

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

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor the meeting was adjourned at 3:23 pm. 5-0

Michael Perez
District Manager

Carlos de la Ossa
Chairperson

BERRY BAY II
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK	11/5/2024	136792	\$1,000.00		ACCOUNTING SVCS
INFRAMARK	11/5/2024	136792	\$2,083.33		DISTRICT MGMNT SVCS
INFRAMARK	11/5/2024	136792	\$125.00	\$3,208.33	WEBSITE MAINT
INFRAMARK	11/14/2024	137422	\$1.38	\$1.38	OCT 2024 POSTAGE
Monthly Contract Subtotal			\$3,209.71	\$3,209.71	
Variable Contract					
ALBERT VIERA	11/7/2024	AV 110724	\$200.00	\$200.00	SUPERVISOR FEE
CARLOS DE LA OSSA	11/7/2024	CDLO 110724	\$200.00	\$200.00	SUPERVISOR FEE
KYLE SMITH	11/7/2024	KS 110724	\$200.00	\$200.00	SUPERVISOR FEE
NICHOLAS J. DISTER	11/7/2024	ND 110724	\$200.00	\$200.00	SUPERVISOR FEE
RYAN MOTKO	11/7/2024	RM 110724	\$200.00	\$200.00	SUPERVISOR FEE
Variable Contract Subtotal			\$1,000.00	\$1,000.00	
Regular Services					
STRALEY ROBIN VERICKER	11/15/2024	25555	\$792.50	\$792.50	PROFESSIONAL SERVICES THRU OCT 2024
Regular Services Subtotal			\$792.50	\$792.50	
TOTAL			\$5,002.21	\$5,002.21	



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

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: November 2024

INVOICE

INVOICE#
136792
CUSTOMER ID
C5100
PO#

DATE
11/5/2024
NET TERMS
Net 30
DUE DATE
12/5/2024

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.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

137422

DATE

11/14/2024

CUSTOMER ID

C5100

NET TERMS

Net 30

PO#**DUE DATE**

12/14/2024

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: October 2024

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	2	Ea	0.69		1.38
Subtotal					1.38

Subtotal

\$1.38

Tax

\$0.00

Total Due

\$1.38

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

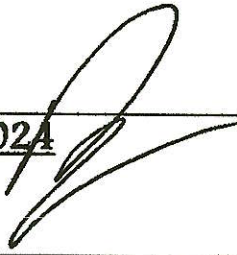
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

Berry Bay II CDD

MEETING DATE: November 07, 2024

DMS: Bryan Radcliff

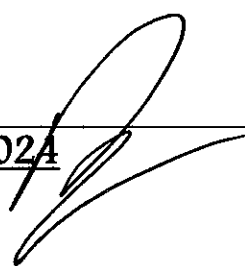


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister *	(phone) ✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00

Berry Bay II CDD

MEETING DATE: **November 07, 2024**

DMS: Bryan Radcliff



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

Berry Bay II CDD

MEETING DATE: November 07, 2024

DMS: Bryan Radcliff

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

Berry Bay II CDD

MEETING DATE: November 07, 2024

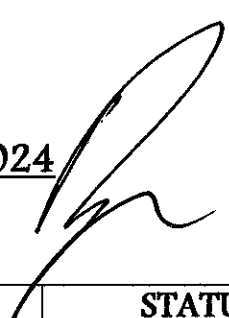
DMS: Bryan Radcliff

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

PARK EAST CDD

MEETING DATE: November 7, 2024

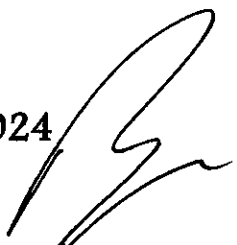
DMS: Bryan Radcliff



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

SHERWOOD MANOR CDD
MEETING DATE: November 7, 2024

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Nicholas Dister *	(PH 11/6) ✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00
Kyle Smith	✓	Salary Accepted	\$200.00

North Park Isles CDD –Regular Meeting

MEETING DATE: November 07, 2024

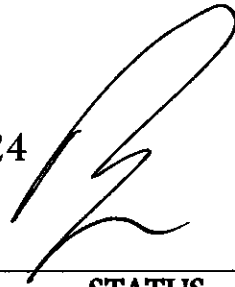
DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister *	(None) ✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$2000.00

BALM GROVE CDD

MEETING DATE: November 07, 2024

DMS: *Bryan Radcliff*

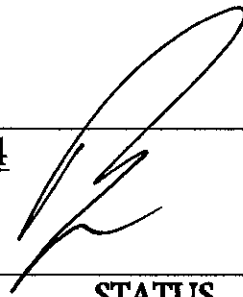


SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary accepted	\$200.00
Nick Dister *	PHONE ✓	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Albert Viera	✓	Salary Accepted	\$200.00

Spencer Creek CDD

MEETING DATE: November 7, 2024

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$ 200
Lori Campagna	✓	Salary Accepted	\$ 200
Ben Gainer	—	Salary Accepted	\$ 200
Kelly Evans	✓	Salary Accepted	\$ 200
Nick Dister ✕	(present) ✓	Salary Accepted	\$ 200

Berry Bay CDD –Regular Meeting

MEETING DATE: November 07, 2024

DMS: Bryan Radcliff



SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister *	✓ (Phone)	Salary Accepted	\$200.00
Kelly Evans	✓	Salary Accepted	\$200.00
Chloe Firebaugh	✓	Salary Waived	\$0.00

Berry Bay II CDD

MEETING DATE: November 07, 2024

DMS: Bryan Radcliff

SUPERVISORS	CHECK IF IN ATTENDANCE	STATUS	PAYMENT AMOUNT
Carlos de la Ossa	✓	Salary Accepted	\$200.00
Ryan Motko	✓	Salary Accepted	\$200.00
Nick Dister *	(phone) ✓	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

Inframark

2005 Pan Am Circle, Suite 300

Tampa, FL 33607

November 15, 2024

Client: 001608

Matter: 000001

Invoice #: 25555

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RE: General

For Professional Services Rendered Through October 31, 2024

SERVICES

Date	Person	Description of Services	Hours	Amount
10/2/2024	JMV	REVIEW AGENDA AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
10/3/2024	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
10/3/2024	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.6	\$195.00
10/14/2024	KCH	REVIEW LANDOWNER PROXIES AND INFORMATION SHEETS FOR UPCOMING LANDOWNER MEETING/ELECTION; EMAILS WITH B.RADCLIFF REGARDING SAME.	0.4	\$130.00
10/18/2024	KCH	PREPARE FOR AND ATTEND CDD OPERATIONS MEETING.	0.4	\$130.00
Total Professional Services			2.3	\$792.50

November 15, 2024
Client: 001608
Matter: 000001
Invoice #: 25555

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Total Services	\$792.50	
Total Disbursements	\$0.00	
Total Current Charges		\$792.50
Previous Balance		\$2,623.75
Less Payments		(\$1,540.00)
PAY THIS AMOUNT		\$1,876.25

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
25406	October 17, 2024	\$1,017.50	\$66.25	\$0.00	\$0.00	\$1,876.25
Total Remaining Balance Due						\$1,876.25

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$1,876.25	\$0.00	\$0.00	\$0.00

Berry Bay II Community Development District

Financial Statements
(Unaudited)

Period Ending
November 30, 2024

Prepared by:



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

BERRY BAY II

Balance Sheet

As of November 30, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	TOTAL
<u>ASSETS</u>	
Cash In Bank	\$ 3,018
TOTAL ASSETS	\$ 3,018
<u>LIABILITIES</u>	
Accounts Payable	\$ 11,503
TOTAL LIABILITIES	11,503
<u>FUND BALANCES</u>	
Unassigned:	(8,485)
TOTAL FUND BALANCES	(8,485)
TOTAL LIABILITIES & FUND BALANCES	\$ 3,018

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
<u>REVENUES</u>				
Special Assmnts- CDD Collected	\$ 118,425	\$ -	\$ (118,425)	0.00%
Developer Contribution	-	10,000	10,000	0.00%
TOTAL REVENUES	118,425	10,000	(108,425)	8.44%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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	1,876	7,624	19.75%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	-	4,500	0.00%
District Manager	25,000	4,167	20,833	16.67%
Accounting Services	9,000	2,000	7,000	22.22%
Auditing Services	6,000	-	6,000	0.00%
Website Compliance	1,800	-	1,800	0.00%
Postage, Phone, Faxes, Copies	500	1	499	0.20%
Rentals & Leases	600	-	600	0.00%
Insurance - General Liability	3,200	-	3,200	0.00%
Public Officials Insurance	2,500	-	2,500	0.00%
Legal Advertising	3,500	-	3,500	0.00%
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	250	950	20.83%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	-	175	0.00%
Reserve	10,000	-	10,000	0.00%
Total Administration	118,425	10,294	108,131	8.69%
TOTAL EXPENDITURES	118,425	10,294	108,131	8.69%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(294)	(294)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(8,191)		
FUND BALANCE, ENDING		\$ (8,485)		

Berry Bay II CDD

Z-NTHITE

Statement Date 11/30/2024

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Deposits						
						0.00
Total Deposits						0.00
Checks						
						0.00
08/09/2024	Payment	1031	Check for Vendor V00012	-200.00	-200.00	0.00
09/13/2024	Payment	1036	Check for Vendor V00012	-200.00	-200.00	0.00
10/21/2024	Payment	1041	Check for Vendor V00011	-200.00	-200.00	0.00
10/21/2024	Payment	1042	Check for Vendor V00012	-200.00	-200.00	0.00
11/13/2024	Payment	1046	Check for Vendor V00009	-200.00	-200.00	0.00
11/13/2024	Payment	1047	Check for Vendor V00008	-200.00	-200.00	0.00
11/13/2024	Payment	1048	Check for Vendor V00010	-200.00	-200.00	0.00
11/13/2024	Payment	1049	Check for Vendor V00011	-200.00	-200.00	0.00
Total Checks				-1,600.00	-1,600.00	0.00
Adjustments						
Total Adjustments						
Outstanding Checks						
11/13/2024	Payment	1050	Check for Vendor V00012			-200.00
Total Outstanding Checks						-200.00
Outstanding Deposits						
Total Outstanding Deposits						

BERRY BAY II

Payment Register by Fund

For the Period from 11/01/2024 to 11/30/2024

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
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GENERAL FUND - 001

001	1046	11/13/24	ALBERT VIERA	AV 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1047	11/13/24	CARLOS DE LA OSSA	CDLO 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1048	11/13/24	KYLE SMITH	KS 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1049	11/13/24	NICHOLAS J. DISTER	ND 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	1050	11/13/24	RYAN MOTKO	RM 110724	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00

Fund Total	\$1,000.00
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Total Checks Paid	\$1,000.00
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