BERRY BAY II
COMMUNITY DEVELOPMENT DISTRICT

AUGUST 07, 2025

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, Chair
Nicholas Dister, Vice-Chairman
Ryan Motko, Assistant Secretary
Alberto Viera, Assistant Secretary
Kyle Smith, Assistant Secretary

District Staff
Brian Lamb, District Secretary
Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer

Regular Meeting Agenda

Thursday, August 07, 2025 at 2:00 p.m.

The Public Hearing and Regular Meeting of the **Berry Bay II Community Development District** will be held **August 07, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.** Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

Join the meeting now

Meeting ID: 263 935 216 491 **Passcode:** Sd7Lo6KB
Dial-in by phone +1 646-838-1601 **Pin:** 151 133 964#

THE PUBLIC HEARING & REGULAR 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. **PUBLIC HEARING ON ADOPTING FY 2026 FINAL BUDGET**
   A. Open Public Hearing on Adopting FY 2026 Final Budget
   B. Discussion on Fiscal Year 2026 Final Budget
   C. Close Public Hearing on Adopting FY 2026 Final Budget
   D. Consideration of 2025-06; Adopting the FY 2026 Budget
   E. Consideration of Resolution 2025-07; Levying O&M Assessments
4. **BUSINESS ITEMS**
   A. Consideration of Resolution 2025-08, Setting the FY 2026 Meeting Schedule
5. **CONSENT AGENDA**
   A. Approval of Minutes of July 10, 2025, Regular Meeting
   B. Consideration of Operation and Maintenance June 2025
   C. Acceptance of the Financials and Approval of the Check Register for June 2025
6. **STAFF REPORTS**
   A. District Counsel
   B. District Engineer
   C. District Manager
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

RESOLUTION 2025-06

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, 2025, AND ENDING SEPTEMBER 30, 2026; 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 2024-2025 and/or revised projections for fiscal year 2025-2026.

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, 2025, and Ending September 30, 2026."

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 (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2025, and ending September 30, 2026, the sum of $______________________, 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	$__________________
Total Reserve Fund [if Applicable]	$__________________
Total Debt Service Funds	$__________________
Total All Funds*	**$__________________**

*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 August 7, 2025.

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

Exhibit A: FY 2025-2026 Adopted Budget

Berry Bay II

Community Development District

Annual Operating and Debt Service Budget

Fiscal Year 2026

Prepared by:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

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

ACCOUNT DESCRIPTION		ADOPTED BUDGET FY 2025		ANNUAL BUDGET FY 2026
REVENUES				
Interest - Investments	$	-	$	-
Special Assmnts- CDD Collected	$	118,425	$	990,550
Developer Contributions			$	-
TOTAL REVENUES	**$**	**118,425**	**$**	**990,550**
EXPENDITURES				
Financial and Administrative				
Supervisor Fees	$	3,000	$	12,000
Profserv-Construction	$	9,000	$	9,000
Profserv-Dissemination Agent	$	4,200	$	4,200
Profserv-Info Technology	$	600	$	600
Proserv-Recording Secretary	$	2,400	$	2,400
Proserv-Trustee Fees	$	6,500	$	6,500
District Counsel	$	9,500	$	15,000
District Engineer	$	9,500	$	12,500
Administrative Services	$	4,500	$	4,500
District Manager	$	25,000	$	25,000
Accounting Services	$	9,000	$	9,000
Auditing Services	$	6,000	$	6,000
Website Compliance	$	1,800	$	1,800
Postage, Phone, Faxes, Copies	$	500	$	500
Rentals and Leases	$	600	$	-
Insurance-General liability	$	3,200	$	-
Public officials Insurance	$	2,500	$	-
Legal advertising	$	3,500	$	3,500
Misc-admin Fee (%)	$	250	$	250
Bank fees	$	200	$	200
Financial and Revenue collections	$	1,200	$	1,200
Meeting expenses	$	4,000	$	4,000
Website Administration	$	1,200	$	1,200
Office supplies	$	100	$	100
Dues,licenses, Subscriptions	$	175	$	175
Reserve	$	10,000	$	10,000
Total Financial and Administrative	**$**	**118,425**	**$**	**129,625**
Insurance				
General Liability	$	-	$	3,594
Public Officials Insurance	$	-	$	2,531
Deductible	$	-	$	2,500

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

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2025	ANNUAL BUDGET FY 2026
Total Insurance	**$ -**	**$ 8,625**
Utility Services		
Electric Utility Services	$ -	$ 147,000
Street Lights	$ -	$ 30,000
Total Utility Services	**$ -**	**$ 177,000**
Landscape and Pond Maintenace		
Landscape Maintenance - Contract	$ -	$ 349,500
Landscaping - Mulch	$ -	$ 26,250
Landscaping - Annuals	$ -	$ 13,500
Landscaping - Plant Replacement Program	$ -	$ 35,250
Landscaping - Irrigation Maintenance	$ -	$ 22,500
Aquatics - Contract	$ -	$ 10,500
Aquatics - Plant Replacement	$ -	$ 30,000
Waterway Management Program	$ -	$ 5,000
Debris Cleanup	$ -	$ 20,000
Wildlife Control	$ -	$ 9,000
Field Management	$ -	$ 12,000
Wetland Monitoring-R&M	$ -	$ 5,000
Hurricane Cleanup	$ -	$ 35,000
Ditch R&M	$ -	$ 4,800
ROW Maintenance	$ -	$ 30,000
Trail R&M	$ -	$ 25,000
Pressure Washing Trail	$ -	$ 15,000
Fence R&M	$ -	$ 10,000
Mailbox Cover R&M	$ -	$ 7,000
Amenity Parking Area R&M	$ -	$ 10,000
Total Landscape and Pond Maintenance	***$ -***	***$ 675,300***
TOTAL EXPENDITURES	**$ 118,425**	**$ 990,550**

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

ASSESSMENT ALLOCATION

Assessment Area One										
		General Fund			Debt Service		Total Assessments per Unit			
Product	Units	FY 2026	FY 2025	Dollar Change	FY 2026	FY 2025	FY 2026	FY 2025	Dollar Change	Percent Change
SF 50'	340	$ 730.37	$ 87.32	643.05	1,750.00	1,750.00	2,480.37	1,837.32	643.05	35%
SF 60'	104	$ 876.44	$ 104.78	771.66	2,100.00	2,100.00	2,976.44	2,204.78	771.66	35%
	444	**$ 3,067.55**	**$ 366.74**	**$ 2,700.81**	**$ 3,850.00**	**$ 3,850.00**	**$ 6,917.55**	**$ 4,216.74**	**$2,700.81**	

RESOLUTION 2025-07

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 2025-2026 attached hereto as **Exhibit A** ("**FY 2025-2026 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 2025-2026 Budget;

WHEREAS, the provision of the activities described in the FY 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 2025-2026 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 certain Debt Assessments and certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method**.** 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, 2025; 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 December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than May 1, 2026

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 2025-2026 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, 2025; 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 December 1, 2025
2. 25% due no later than February 1, 2026
3. 25% due no later than April 1, 2026

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 August 7, 2025.

Attested By:	**Berry Bay II Community Development District**
______________________________	____________________________________
Print Name:____________________	Carlos de la Ossa
☐Secretary/☐Assistant Secretary	Chair of the Board of Supervisors

Exhibit A: FY 2025-2026 Budget

RESOLUTION 2025-08

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

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

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

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

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

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2026 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

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

PASSED AND ADOPTED THIS 7TH DAY OF AUGUST 2025.

ATTEST:	**BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT**
______________________________	______________________________
SECRETARY/ASSISTANT SECRETARY	**CHAIR – VICE CHAIRMAN**

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2026

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

All meetings will convene at the Offices of Inframark

located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

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, July 10, 2025, and called to order at 2:40 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
Ryan Motko	Assistant Secretary
Alberto Viera	Assistant Secretary
Kyle Smith	Assistant Secretary

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
John Vericker	District Counsel
Kathryn Hopkinson	District Counsel
Tyson Waag	District Engineer *(via phone)*

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

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

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

SECOND ORDER OF BUSINESS **Public Comment**

There being none, the next order of business followed.

THIRD ORDER OF BUSINESS **Business Items**

A. Acceptance of FY 2024 Final Audit

> On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Fiscal Year 2024 Final Audit, as agreed was accepted. 5-0

B. Consideration of Resolution 2025-04; Re-Designation of Officers

The following persons were elected to the offices shown:

- Carlos de la Ossa — Chairperson
- Nicholas Dister — Vice Chairperson
- Brian Lamb — Secretary
- Leah Popelka — Treasurer
- Jayna Cooper — Assistant Secretary
- Ryan Motko — Assistant Secretary

- Albert Vierra Assistant Secretary
- Kyle Smith Assistant Secretary

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-04; Re-Designation of Officers, as detailed above, was adopted. 5-0

C. Consideration of Resolution 2025-05; No Fishing Policy

On MOTION by Mr. de la Ossa seconded by Mr. Dister, with all in favor, Resolution 2025-05; No Fishing Policy, was adopted. 5-0

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of June 5, 2025, Regular Meeting
B. Consideration of Operation and Maintenance May 2025
C. Acceptance of the Financials and Approval of the Check Register for May 2025

On MOTION by Mr. de la Ossa seconded by Mr. Viera, 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.

SIXTH ORDER OF BUSINESS Board of Supervisors' Requests and Comments

Mr. de la Ossa questioned amenity agreement with Berry Bay I. Ms. Hopkinson confirmed the agreement has been executed.

SEVENTH ORDER OF BUSINESS Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor the meeting was adjourned at 2:42 pm. 5-0

______________________________	______________________________
Jayna Cooper/Michael Perez	Carlos de la Ossa
District Manager	Chairperson

BERRY BAY II

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Monthly Contract					
INFRAMARK	6/1/2025	150841	$1,458.33		June 2025 Accounting services
INFRAMARK	6/1/2025	150841	$2,083.33		June 2025 District manager
INFRAMARK	6/1/2025	150841	$125.00		June 2025 Website maintenance
INFRAMARK	6/1/2025	150841	$291.67		June 2025 Fin and revenue collections
INFRAMARK	6/1/2025	150841	$416.67		June 2025 Assessment roll/admin services
INFRAMARK	6/1/2025	150841	$416.67	$4,791.67	June 2025 Dissemination services
Monthly Contract Subtotal			**$4,791.67**	**$4,791.67**	
Regular Services					
ALBERTO VIERA	6/5/2025	AV-060525	$200.00	$200.00	BOARD 6/5/25
CARLOS DE LA OSSA	6/5/2025	CO-060525	$200.00	$200.00	BOARD 6/5/25
GRAU & ASSOCIATES	6/2/2025	27610	$2,500.00	$2,500.00	2024 Auditing services
INFRAMARK	6/17/2025	151819	$0.69	$0.69	Postage
KYLE SMITH	6/5/2025	KS-060525	$200.00	$200.00	BOARD 6/5/25
NICHOLAS J. DISTER	6/5/2025	ND-060525	$200.00	$200.00	BOARD 6/5/25
RYAN MOTKO	6/5/2025	RM-060525	$200.00	$200.00	BOARD 6/5/25
STRALEY ROBIN VERICKER	6/10/2025	26658	$1,516.00	$1,516.00	May 2025 District counsel services
Regular Services Subtotal			**$5,016.69**	**$5,016.69**	
TOTAL			**$9,808.36**	**$9,808.36**	

INFRAMARK

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
150841	6/1/2025
CUSTOMER ID	**NET TERMS**
C5100	Net 30
PO#	**DUE DATE**
	7/1/2025

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: June 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	2,083.33		2,083.33
Accounting Services	1	Ea	1,458.33		1,458.33
Financial & Revenue Collection	1	Ea	291.67		291.67
Assessment Roll	1	Ea	416.67		416.67
Dissemination Services	1	Ea	416.67		416.67
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					**4,791.67**

Subtotal	$4,791.67
Tax	$0.00
Total Due	$4,791.67

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.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	Yes
2	Nicholas Dister	X	Yes
3	Ryan Motko	X	Yes
4	Albert Viera	X	Yes
5	Kyle Smith	X	Yes

The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

REVISED 6/9/2025 9:06

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Berry Bay II

Board Meeting: June 5, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	Yes
2	Nicholas Dister	X	Yes
3	Ryan Motko	X	Yes
4	Albert Viera	X	Yes
5	Kyle Smith	X	Yes

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Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

REVISED 6/9/2025 9:06

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299 **Fax: 561-994-5823**

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

Invoice No. *27610*
Date *06/02/2025*

SERVICE		AMOUNT
Audit FYE 09/30/2024		$ 2,500.00
	Current Amount Due	$ 2,500.00

0 - 30	31- 60	61 - 90	91 - 120	Over 120	Balance
2,500.00	0.00	0.00	0.00	0.00	2,500.00

Payment due upon receipt.

INVOICE

INFRAMARK

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
151819	6/17/2025
CUSTOMER ID	**NET TERMS**
C5100	Net 30
PO#	**DUE DATE**
	7/17/2025

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: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.69		0.69
Subtotal					**0.69**

Subtotal	$0.69
Tax	$0.00
Total Due	$0.69

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

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II

Board Meeting: June 5, 2025

	Name	Please X	Paid
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3	Ryan Motko	X	Yes
4	Albert Viera	X	Yes
5	Kyle Smith	X	Yes

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Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

REVISED 6/9/2025 9:06

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II

Board Meeting: June 5, 2025

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District Manager Signature

6/9/2025
Date

REVISED 6/9/2025 9:06

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II

Board Meeting: June 5, 2025

	Name	Please X	Paid
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Approved for payment:

Michael Perez
District Manager Signature

6/9/2025
Date

REVISED 6/9/2025 9:06

Straley Robin Vericker
1510 W. Cleveland Street

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

Berry Bay II CDD
Inframark
2005 Pan Am Circle, Suite 300
Tampa, FL 33607

June 10, 2025
Client: 001608
Matter: 000001
Invoice #: 26658

Page: 1

RE: General

For Professional Services Rendered Through May 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.4	$162.00
5/1/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	$167.50
5/12/2025	CAW	PREPARE AMENITY USER AGREEMENT BETWEEN BERRY BAY AND BERRY BAY II.	1.5	$502.50
5/16/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING IN PERSON.	0.3	$100.50
5/20/2025	WAS	REVIEW DRAFT CDD ASSESSMENT AND BUDGET RESOLUTIONS.	0.1	$33.50
5/21/2025	KCH	PREPARE RESOLUTION AUTHORIZING SPENDING AUTHORITY FOR CHAIR AND DISTRICT MANAGER WITH BOS RATIFICATION.	0.5	$167.50
5/27/2025	KCH	REVIEW AMENITY SHARE AGREEMENT BETWEEN BERRY BAY AND BERRY BAY II.	0.5	$167.50
5/29/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICES.	0.2	$81.00
5/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	$134.00
		Total Professional Services	4.4	$1,516.00

Total Services	$1,516.00	
Total Disbursements	$0.00	
Total Current Charges		$1,516.00
Previous Balance		$2,697.50
Less Payments		*($2,697.50)*
PAY THIS AMOUNT		**$1,516.00**

Please Include Invoice Number on all Correspondence

Berry Bay II
Community Development District

Financial Statements
(Unaudited)

Period Ending
June 30, 2025

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 June 30, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
ASSETS						
Cash In Bank	$ 1,330	$ -	$ -	$ -	$ -	$ 1,330
Due From Other Funds	-	10,243	-	-	-	10,243
Investments:						
Acquisition & Construction Account	-	-	6,934,980	-	-	6,934,980
Reserve Fund	-	406,614	-	-	-	406,614
Revenue Fund	-	41,351	-	-	-	41,351
Fixed Assets						
Construction Work In Process	-	-	-	874,253	-	874,253
Amount To Be Provided	-	-	-	-	11,955,000	11,955,000
TOTAL ASSETS	**$ 1,330**	**$ 458,208**	**$ 6,934,980**	**$ 874,253**	**$ 11,955,000**	**$ 20,223,771**
LIABILITIES						
Accounts Payable	$ 25,392	$ -	$ -	$ -	$ -	$ 25,392
Bonds Payable	-	-	-	-	11,955,000	11,955,000
Due To Other Funds	10,243	-	-	-	-	10,243
TOTAL LIABILITIES	**35,635**	**-**	**-**	**-**	**11,955,000**	**11,990,635**
FUND BALANCES						
Restricted for:						
Debt Service	-	458,208	-	-	-	458,208
Capital Projects	-	-	6,934,980	-	-	6,934,980
Unassigned:	(34,305)	-	-	874,253	-	839,948
TOTAL FUND BALANCES	**(34,305)**	**458,208**	**6,934,980**	**874,253**	**-**	**8,233,136**
TOTAL LIABILITIES & FUND BALANCES	**$ 1,330**	**$ 458,208**	**$ 6,934,980**	**$ 874,253**	**$ 11,955,000**	**$ 20,223,771**

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Special Assmnts- CDD Collected	$ 118,425	$ 27,907	$ (90,518)	23.57%
Developer Contribution	-	12,399	12,399	0.00%
TOTAL REVENUES	**118,425**	**40,306**	**(78,119)**	**34.04%**
EXPENDITURES				
Administration				
Supervisor Fees	3,000	9,000	(6,000)	300.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	3,750	450	89.29%
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	11,087	(1,587)	116.71%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	3,750	750	83.33%
District Manager	25,000	18,750	6,250	75.00%
Accounting Services	9,000	12,125	(3,125)	134.72%
Auditing Services	6,000	2,500	3,500	41.67%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	8	492	1.60%
Rentals & Leases	600	-	600	0.00%
Insurance - General Liability	3,200	2,750	450	85.94%
Public Officials Insurance	2,500	2,250	250	90.00%
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	2,625	(1,425)	218.75%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,125	75	93.75%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Reserve	10,000	-	10,000	0.00%
Total Administration	118,425	71,420	47,005	60.31%
TOTAL EXPENDITURES	**118,425**	**71,420**	**47,005**	**60.31%**
Excess (deficiency) of revenues Over (under) expenditures	-	(31,114)	(31,114)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**(3,191)**		
FUND BALANCE, ENDING		**$ (34,305)**		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

Debt Service Fund (201)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 23,295	$ 23,295	0.00%
Special Assmnts- CDD Collected	-	593,328	593,328	0.00%
TOTAL REVENUES	**-**	**616,623**	**616,623**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	180,000	(180,000)	0.00%
Interest Expense	-	409,775	(409,775)	0.00%
Total Debt Service	-	589,775	(589,775)	0.00%
TOTAL EXPENDITURES	**-**	**589,775**	**(589,775)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	26,848	26,848	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	86	86	0.00%
Interfund Transfers-Out	-	(406,614)	(406,614)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(406,528)**	**(406,528)**	**0.00%**
Net change in fund balance	$ -	$ (379,680)	$ (379,680)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**837,888**		
FUND BALANCE, ENDING		**$ 458,208**		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2025

Capital Projects Fund (301)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	$ -	$ 328,750	$ 328,750	0.00%
TOTAL REVENUES	**-**	**328,750**	**328,750**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	4,665,906	(4,665,906)	0.00%
Total Construction In Progress	-	4,665,906	(4,665,906)	0.00%
TOTAL EXPENDITURES	**-**	**4,665,906**	**(4,665,906)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(4,337,156)	(4,337,156)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	406,614	406,614	0.00%
Interfund Transfers-Out	-	(86)	(86)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**406,528**	**406,528**	**0.00%**
Net change in fund balance	$ -	$ (3,930,628)	$ (3,930,628)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		**10,865,608**		
FUND BALANCE, ENDING		**$ 6,934,980**		

Bank Account Statement

Berry Bay II CDD

Bank Account No.	9415		
Statement No.	25_06	**Statement Date**	06/30/2025

G/L Account No. 101002 Balance	1,329.55	**Statement Balance**	1,929.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00	**Subtotal**	1,929.55
Subtotal	1,329.55	**Outstanding Checks**	-600.00
Negative Adjustments	0.00	**Ending Balance**	1,329.55
Ending G/L Balance	1,329.55		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
04/09/2025	Payment	BD00005	District Counsel	Deposit No. BD00005 -	804.74	804.74	0.00
Total Deposits					804.74	804.74	0.00
Checks							
							0.00
04/09/2025		JE000070	District Counsel	REV Deposit booked on	-804.74	-804.74	0.00
05/08/2025	Payment	1098	INFRAMARK	Check for Vendor V00013	-2,210.40	-2,210.40	0.00
06/11/2025	Payment	1104	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
06/11/2025	Payment	1105	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
06/11/2025	Payment	1106	KYLE SMITH	Check for Vendor V00010	-200.00	-200.00	0.00
06/19/2025	Payment	1109	GRAU & ASSOCIATES	Check for Vendor V00020	-2,500.00	-2,500.00	0.00
Total Checks					-6,115.14	-6,115.14	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/20/2025	Payment	1103	RYAN MOTKO	Check for Vendor V00012			-200.00
06/11/2025	Payment	1107	NICHOLAS J. DISTER	Check for Vendor V00011			-200.00
06/11/2025	Payment	1108	RYAN MOTKO	Check for Vendor V00012			-200.00
Total Outstanding Checks							-600.00
Outstanding Deposits							
Total Outstanding Deposits							

BERRY BAY II

Payment Register by Fund

For the Period from 06/01/2025 to 06/30/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1104	06/11/25	ALBERTO VIERA	AV-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	$200.00
001	1105	06/11/25	CARLOS DE LA OSSA	CO-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	$200.00
001	1106	06/11/25	KYLE SMITH	KS-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	$200.00
001	1107	06/11/25	NICHOLAS J. DISTER	ND-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	$200.00
001	1108	06/11/25	RYAN MOTKO	RM-060525	BOARD 6/5/25	Supervisor Fees	511100-51101	$200.00
001	1109	06/19/25	GRAU & ASSOCIATES	27610	2024 Audit services	2024 Auditing services	532002-51301	$2,500.00
							Fund Total	**$3,500.00**

Total Checks Paid	**$3,500.00**