

**BERRY BAY II
COMMUNITY DEVELOPMENT
DISTRICT**

SEPTEMBER 04, 2025

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
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, September 04, 2025 at 2:00 p.m.

The Regular Meeting of the **Berry Bay II Community Development District** will be held **September 04, 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. BUSINESS ITEMS

A. Consideration of Grau & Associates Audit Engagement Letter

B. Consideration of Goals & Objectives

4. CONSENT AGENDA

A. Approval of Minutes of August 07, 2025, Public Hearing & Regular Meeting

B. Consideration of Operation and Maintenance July 2025

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

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT



Grau & Associates

CERTIFIED PUBLIC ACCOUNTANTS

1001 Yamato Road • Suite 301
Boca Raton, Florida 33431
(561) 994-9299 • (800) 299-4728
Fax (561) 994-5823
www.graucpa.com

August 8, 2025

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

We are pleased to confirm our understanding of the services we are to provide Berry Bay II Community Development District, Hillsborough County, Florida ("the District") for the fiscal year ended September 30, 2025. We will audit the financial statements of the governmental activities and each major fund, including the related notes to the financial statements, which collectively comprise the basic financial statements of Berry Bay II Community Development District as of and for the fiscal year ended September 30, 2025. In addition, we will examine the District's compliance with the requirements of Section 218.415 Florida Statutes. This letter serves to renew our agreement and establish the terms and fee for the 2025 audit.

Accounting principles generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the District's basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of our engagement, we will apply certain limited procedures to the District's RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist of inquiries of management regarding the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We will not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

- 1) Management's Discussion and Analysis
- 2) Budgetary comparison schedule

The following other information accompanying the financial statements will not be subjected to the auditing procedures applied in our audit of the financial statements, and our auditor's report will not provide an opinion or any assurance on that information:

- 1) Compliance with FL Statute 218.39 (3) (c)

Audit Objectives

The objective of our audit is the expression of opinions as to whether your financial statements are fairly presented, in all material respects, in conformity with U.S. generally accepted accounting principles and to report on the fairness of the supplementary information referred to in the second paragraph when considered in relation to the financial statements as a whole. Our audit will be conducted in accordance with auditing standards generally accepted in the United States of America and the standards for financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States, and will include tests of the accounting records of the District and other procedures we consider necessary to enable us to express such opinions. We will issue a written report upon completion of our audit of the District's financial statements. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the financial statements is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the audit or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

We will also provide a report (that does not include an opinion) on internal control related to the financial statements and compliance with the provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a material effect on the financial statements as required by *Government Auditing Standards*. The report on internal control and on compliance and other matters will include a paragraph that states (1) that the purpose of the report is solely to describe the scope of testing of internal control and compliance, and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control on compliance, and (2) that the report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control and compliance. The paragraph will also state that the report is not suitable for any other purpose. If during our audit we become aware that the District is subject to an audit requirement that is not encompassed in the terms of this engagement, we will communicate to management and those charged with governance that an audit in accordance with U.S. generally accepted auditing standards and the standards for financial audits contained in *Government Auditing Standards* may not satisfy the relevant legal, regulatory, or contractual requirements.

Examination Objective

The objective of our examination is the expression of an opinion as to whether the District is in compliance with Florida Statute 218.415 in accordance with Rule 10.556(10) of the Auditor General of the State of Florida. Our examination will be conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants and will include tests of your records and other procedures we consider necessary to enable us to express such an opinion. We will issue a written report upon completion of our examination of the District's compliance. The report will include a statement that the report is intended solely for the information and use of management, those charged with governance, and the Florida Auditor General, and is not intended to be and should not be used by anyone other than these specified parties. We cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for us to modify our opinion or add emphasis-of-matter or other-matter paragraphs. If our opinion on the District's compliance is other than unmodified, we will discuss the reasons with you in advance. If, for any reason, we are unable to complete the examination or are unable to form or have not formed an opinion, we may decline to express an opinion or issue a report, or may withdraw from this engagement.

Other Services

We will assist in preparing the financial statements and related notes of the District in conformity with U.S. generally accepted accounting principles based on information provided by you. These nonaudit services do not constitute an audit under *Government Auditing Standards* and such services will not be conducted in accordance with *Government Auditing Standards*. The other services are limited to the financial statement services previously defined. We, in our sole professional judgment, reserve the right to refuse to perform any procedure or take any action that could be construed as assuming management responsibilities.

Management Responsibilities

Management is responsible for compliance with Florida Statute 218.415 and will provide us with the information required for the examination. The accuracy and completeness of such information is also management's responsibility. You agree to assume all management responsibilities relating to the financial statements and related notes and any other nonaudit services we provide. You will be required to acknowledge in the management representation letter our assistance with preparation of the financial statements and related notes and that you have reviewed and approved the financial statements and related notes prior to their issuance and have accepted responsibility for them. In addition, you will be required to make certain representations regarding compliance with Florida Statute 218.415 in the management representation letter. Further, you agree to oversee the nonaudit services by designating an individual, preferably from senior management, who possesses suitable skill, knowledge, or experience; evaluate the adequacy and results of those services; and accept responsibility for them.

Management is responsible for designing, implementing and maintaining effective internal controls, including evaluating and monitoring ongoing activities, to help ensure that appropriate goals and objectives are met; following laws and regulations; and ensuring that management and financial information is reliable and properly reported. Management is also responsible for implementing systems designed to achieve compliance with applicable laws, regulations, contracts, and grant agreements. You are also responsible for the selection and application of accounting principles, for the preparation and fair presentation of the financial statements and all accompanying information in conformity with U.S. generally accepted accounting principles, and for compliance with applicable laws and regulations and the provisions of contracts and grant agreements.

Management is also responsible for making all financial records and related information available to us and for the accuracy and completeness of that information. You are also responsible for providing us with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that we may request for the purpose of the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibilities include adjusting the financial statements to correct material misstatements and for confirming to us in the written representation letter that the effects of any uncorrected misstatements aggregated by us during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate, to the financial statements taken as a whole.

You are responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing us about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal control, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing us of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, grantors, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws, regulations, contracts, agreements, and grants and for taking timely and appropriate steps to remedy fraud and noncompliance with provisions of laws, regulations, contracts or grant agreements, or abuse that we report.

Management is responsible for establishing and maintaining a process for tracking the status of audit findings and recommendations. Management is also responsible for identifying and providing report copies of previous financial audits, attestation engagements, performance audits or other studies related to the objectives discussed in the Audit Objectives section of this letter. This responsibility includes relaying to us corrective actions taken to address significant findings and recommendations resulting from those audits, attestation engagements, performance audits, or other studies. You are also responsible for providing management's views on our current findings, conclusions, and recommendations, as well as your planned corrective actions, for the report, and for the timing and format for providing that information.

With regard to the electronic dissemination of audited financial statements, including financial statements published electronically on your website, you understand that electronic sites are a means to distribute information and, therefore, we are not required to read the information contained in these sites or to consider the consistency of other information in the electronic site with the original document.

Audit Procedures—General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, our audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. We will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatement, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the government or to acts by management or employees acting on behalf of the government. Because the determination of abuse is subjective, *Government Auditing Standards* do not expect auditors to provide reasonable assurance of detecting abuse.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because we will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by us, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards and *Government Auditing Standards*. In addition, an audit is not designed to detect immaterial misstatements or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. Our responsibility as auditors is limited to the period covered by our audit and does not extend to later periods for which we are not engaged as auditors.

Our procedures will include tests of documentary evidence supporting the transactions recorded in the accounts, and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. We will request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of our audit, we will require certain written representations from you about your responsibilities for the financial statements; compliance with laws, regulations, contracts, and grant agreements; and other responsibilities required by generally accepted auditing standards.

Audit Procedures—Internal Control

Our audit will include obtaining an understanding of the government and its environment, including internal control, sufficient to assess the risks of material misstatement of the financial statements and to design the nature, timing, and extent of further audit procedures. Tests of controls may be performed to test the effectiveness of certain controls that we consider relevant to preventing and detecting errors and fraud that are material to the financial statements and to preventing and detecting misstatements resulting from illegal acts and other noncompliance matters that have a direct and material effect on the financial statements. Our tests, if performed, will be less in scope than would be necessary to render an opinion on internal control and, accordingly, no opinion will be expressed in our report on internal control issued pursuant to *Government Auditing Standards*.

An audit is not designed to provide assurance on internal control or to identify significant deficiencies or material weaknesses. However, during the audit, we will communicate to management and those charged with governance internal control related matters that are required to be communicated under AICPA professional standards and *Government Auditing Standards*.

Audit Procedures—Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, we will perform tests of the District's compliance with the provisions of applicable laws, regulations, contracts, agreements, and grants. However, the objective of our audit will not be to provide an opinion on overall compliance and we will not express such an opinion in our report on compliance issued pursuant to *Government Auditing Standards*.

Engagement Administration, Fees, and Other

We understand that your employees will prepare all confirmations we request and will locate any documents selected by us for testing.

The audit documentation for this engagement is the property of Grau & Associates and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request and in a timely manner to a cognizant or oversight agency or its designee, a federal agency providing direct or indirect funding, or the U.S. Government Accountability Office for purposes of a quality review of the audit, to resolve audit findings, or to carry out oversight responsibilities. We will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Grau & Associates personnel. Furthermore, upon request, we may provide copies of selected audit documentation to the aforementioned parties. These parties may intend, or decide, to distribute the copies or information contained therein to others, including other governmental agencies. Notwithstanding the foregoing, the parties acknowledge that various documents reviewed or produced during the conduct of the audit may be public records under Florida law. The District agrees to notify Grau & Associates of any public record request it receives that involves audit documentation.

Our fee for these services will not exceed \$5,300 for the September 30, 2025 audit, unless there is a change in activity by the District which results in additional audit work or if Bonds are issued.

Grau & Associates and its subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees. Grau agrees and acknowledges that the District is a public employer subject to the E-Verify requirements as set forth in Section 448.095, Florida Statutes, and that the provisions of Section 448.095, Florida Statutes apply to this Agreement. If the District has a good faith belief that the Grau has knowingly hired, recruited or referred an alien who is not authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall terminate this Agreement. If the District has a good faith belief that a subcontractor performing work under this

Agreement knowingly hired, recruited or referred an alien who is not duly authorized to work by the immigration laws or the Attorney General of the United States for employment under this Agreement, the District shall promptly notify Grau and order Grau to immediately terminate the contract with the subcontractor. Grau shall be liable for any additional costs incurred by the District as a result of the termination of a contract based on Grau's failure to comply with E-Verify requirements evidenced herein.

We will complete the audit within prescribed statutory deadlines, with the understanding that your employees will provide information needed to perform the audit on a timely basis.

The audit documentation for this engagement will be retained for a minimum of five years after the report release date. If we are aware that a federal awarding agency or auditee is contesting an audit finding, we will contact the party(ies) contesting the audit finding for guidance prior to destroying the audit documentation.

Our invoices for these fees will be rendered each month as work progresses and are payable on presentation. Invoices will be submitted in sufficient detail to demonstrate compliance with the terms of this agreement. In accordance with our firm policies, work may be suspended if your account becomes 60 days or more overdue and may not be resumed until your account is paid in full. If we elect to terminate our services for nonpayment, our engagement will be deemed to have been completed upon written notification of termination, even if we have not completed our report. You will be obligated to compensate us for all time expended and to reimburse us for all out-of-pocket costs through the date of termination. The above fee is based on anticipated cooperation from your personnel and the assumption that unexpected circumstances will not be encountered during the audit. If significant additional time is necessary, we will discuss it with you and arrive at a new fee estimate.

This agreement may be renewed each year thereafter subject to the mutual agreement by both parties to all terms and fees. The fee for each annual renewal will be agreed upon separately.

The District has the option to terminate this agreement with or without cause by providing thirty (30) days written notice of termination to Grau & Associates. Upon any termination of this agreement, Grau & Associates shall be entitled to payment of all work and/or services rendered up until the effective termination of this agreement, subject to whatever claims or off-sets the District may have against Grau & Associates.

We will provide you with a copy of our most recent external peer review report and any letter of comment, and any subsequent peer review reports and letters of comment received during the period of the contract. Our 2022 peer review report accompanies this letter.

We appreciate the opportunity to be of service to Berry Bay II Community Development District and believe this letter accurately summarizes the significant terms of our engagement. If you have any questions, please let us know. If you agree with the terms of our engagement as described in this letter, please sign the enclosed copy and return it to us.

Very truly yours,

Grau & Associates



Antonio J. Grau

RESPONSE:

This letter correctly sets forth the understanding of Berry Bay II Community Development District.

By: _____

Title: _____

Date: _____



FICPA Peer Review Program
Administered in Florida
by The Florida Institute of CPAs



Peer Review
Program

AICPA Peer Review Program
Administered in Florida
by the Florida Institute of CPAs

March 17, 2023

Antonio Grau
Grau & Associates
951 Yamato Rd Ste 280
Boca Raton, FL 33431-1809

Dear Antonio Grau:

It is my pleasure to notify you that on March 16, 2023, the Florida Peer Review Committee accepted the report on the most recent System Review of your firm. The due date for your next review is December 31, 2025. This is the date by which all review documents should be completed and submitted to the administering entity.

As you know, the report had a peer review rating of pass. The Committee asked me to convey its congratulations to the firm.

Thank you for your cooperation.

Sincerely,

FICPA Peer Review Committee

Peer Review Team
FICPA Peer Review Committee

850.224.2727, x5957

cc: Daniel Hevia, Racquel McIntosh

Firm Number: 900004390114

Review Number: 594791

Memorandum

To: Board of Supervisors

From: District Management

Date: August 4, 2025

RE: HB7013 – Special Districts Performance Measures and Standards

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

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

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

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

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

Exhibit A:
Goals, Objectives, and Annual Reporting Form

**Berry Bay II Community Development District (“District”)
Performance Measures/Standards & Annual Reporting Form**

October 1, 2025 – September 30, 2026

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

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

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

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

Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

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

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

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

Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

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

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

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

Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

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

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

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

Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

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

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

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

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (<https://flauditor.gov/>) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (<https://flauditor.gov/>) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (<https://flauditor.gov/>) to the results to the District's website for public inspection, and transmit to the State of Florida.

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

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

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____

Date: _____

Printed Name: _____

Berry Bay II Community Development District

District Manager: _____

Date: _____

Printed Name: _____

Berry Bay II Community Development District

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

The Public Hearing and regular meeting of the Board of Supervisors of the Berry Bay II Community Development District was held on Thursday August 7, 2025, and called to order at 4:52 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:

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

This is not a certified or verbatim transcript but rather represents the context and summary of the meeting. The full meeting is available in audio format upon request. Contact the District Office for any related costs for an audio copy.

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper 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

**Public Hearing on Adopting FY 2026
Budget**

A. Open Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Viera, with all in favor, Public Hearing on Adopting FY 2026 Final Budget, was opened. 5-0

B. Discussion on Fiscal Year 2026 Final Budget

No discussion ensued with regards to the Fiscal Year 2026 Final Budget.

C. Close Public Hearing on Adopting FY 2026 Final Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Public Hearing on Adopting Fiscal Year 2026 Final Budget, was closed. 5-0

D. Consideration of Resolution 2025-06; Adopting the FY 2026 Budget

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-06; Adopting the Fiscal Year 2026 Budget, was adopted. 5-0

E. Consideration of Resolution 2025-07; Levying O&M Assessments

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-07; Levying O&M Assessments, was adopted. 5-0

FOURTH ORDER OF BUSINESS

Business Items

A. Consideration of Resolution 2025-08, Setting the FY 2026 Meeting Schedule

The following is the Fiscal Year 2026 CDD Meeting Schedule:

- 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 2:00pm ET at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2025-08, Setting the Fiscal Year 2026 Meeting Schedule, as detailed above, was adopted. 5-0

FIFTH ORDER OF BUSINESS**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

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

SIXTH ORDER OF BUSINESS**Staff Reports**

A. District Counsel

B. District Engineer

C. District Manager

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

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

There being none, the next order of business followed.

EIGHTH ORDER OF BUSINESS**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor the meeting was adjourned at 4:54 pm. 5-0

Jayna Cooper
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	7/1/2025	153044	\$1,458.33		July 2025 Accounting services
INFRAMARK	7/1/2025	153044	\$2,083.33		July 2025 District Management services
INFRAMARK	7/1/2025	153044	\$125.00		July 2025 Website maintenance
INFRAMARK	7/1/2025	153044	\$291.67		July 2025 Financial and revenue collections
INFRAMARK	7/1/2025	153044	\$416.67		July 2025 Dissemination services
INFRAMARK	7/1/2025	153044	\$416.67	\$4,791.67	July 2025 Administrative services
Monthly Contract Subtotal			\$4,791.67	\$4,791.67	
Regular Services					
ALBERTO VIERA	7/10/2025	AV-071025	\$200.00	\$200.00	BOARD 7/10/25
BUSINESS OBSERVOR, INC.	7/11/2025	25-01959H	\$78.75	\$78.75	LEGAL AD
BUSINESS OBSERVOR, INC.	7/4/2025	25-01891H	\$214.38	\$214.38	LEGAL AD
CARLOS DE LA OSSA	7/10/2025	CO-071025	\$200.00	\$200.00	BOARD 7/10/25
GRAU & ASSOCIATES	7/1/2025	27823	\$2,700.00	\$2,700.00	AUDIT FYE 09/30/24
KYLE SMITH	7/10/2025	KS-071025	\$200.00	\$200.00	BOARD 7/10/25
NICHOLAS J. DISTER	7/10/2025	ND-071025	\$200.00	\$200.00	BOARD 7/10/25
RYAN MOTKO	7/10/2025	RM-071025	\$200.00	\$200.00	BOARD 7/10/25
STRALEY ROBIN VERICKER	7/9/2025	26825	\$2,368.50	\$2,368.50	PROFESSIONAL SERVICES
TIMES PUBLISHING COMPANY	5/7/2025	36996-050725	\$784.00	\$784.00	LEGAL AD
Regular Services Subtotal			\$7,145.63	\$7,145.63	
TOTAL			\$11,937.30	\$11,937.30	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

153044

DATE

7/1/2025

BILL TO

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

CUSTOMER ID

C5100

NET TERMS

Due On Receipt

PO#**DUE DATE**

7/1/2025

Services provided for the Month of: July 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 CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Alberto Viera	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Invoice # 25-01959H

Date 07/11/2025

Attn:
Berry Bay II CDD - Inframark
2005 PAN AM CIRCLE SUITE 300
TAMPA FL 33607

Please make checks payable to:
(Please note Invoice # on check)
Business Observer
1970 Main Street
3rd Floor
Sarasota, FL 34236

Description

Amount

Serial # 25-01959H

\$78.75

Notice of Public Hearing and Board of Supervisors Meeting
RE: Berry Bay II CDD Fiscal Year 2025-2026 Budget Board of Supervisors
Meeting on 8/7/25 @ 2:00 PM
Published: 7/11/2025

Important Message

Please include our Serial #
on your check

Pay by credit card online:
[https://legals.
businessobserverfl.
com/send-payment/](https://legals.businessobserverfl.com/send-payment/)

Paid

()

Total

\$78.75

Payment is expected within 30 days of the
first publication date of your notice.

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

NOTICE

The Business Observer makes every effort to ensure that its public notice advertising is accurate and in full compliance with all applicable statutes and ordinances and that its information is correct. Nevertheless, we ask that our advertisers scrutinize published ads carefully and alert us immediately to any errors so that we may correct them as soon as possible. We cannot accept responsibility for mistakes beyond bearing the cost of republishing advertisements that contain errors.

Business Observer

1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Berry Bay II Community Development District

The Board of Supervisors (the "**Board**") of the Berry Bay II Community Development District (the "**District**") will hold a public hearing and a meeting on August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting <https://berrybay2cdd.com/> or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager
4920-4632-9905, v. 1
July 11, 2025

25-01959H

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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Business Observer

1970 Main Street
 3rd Floor
 Sarasota, FL 34236
 , 941-906-9386 x322

INVOICE**Legal Advertising****Invoice # 25-01891H****Date 07/04/2025****Attn:**

Berry Bay II CDD - Inframark
 2005 PAN AM CIRCLE SUITE 300
 TAMPA FL 33607

Please make checks payable to:
 (Please note Invoice # on check)
 Business Observer
 1970 Main Street
 3rd Floor
 Sarasota, FL 34236

Description**Amount****Serial # 25-01891H****\$214.38****Notice of Public Hearing and Board of Supervisors Meeting**

RE: Berry Bay II CDD Fiscal Year 2025-2026 Budget Board of Supervisors
 Meeting on 8/7/25 @ 2:00 PM

Published: 7/4/2025**Important Message****Paid****()**

**Please include our Serial #
 on your check**

**Pay by credit card online:
[https://legals.
 businessobserverfl.
 com/send-payment/](https://legals.businessobserverfl.com/send-payment/)**

Total**\$214.38**

**Payment is expected within 30 days of the
 first publication date of your notice.**

Attention: If you are a government agency and you believe that you qualify for a 15% discount to the second insertion of your notice per F.S. revision 50.061, please inform Kristen Boothroyd directly at 941-906-9386 x323.

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1970 Main Street
3rd Floor
Sarasota, FL 34236
, 941-906-9386 x322

INVOICE

Legal Advertising

Notice of Public Hearing and Board of Supervisors Meeting of the Berry Bay II Community Development District

The Board of Supervisors (the "Board") of the Berry Bay II Community Development District (the "District") will hold a public hearing and a meeting August 7, 2025, at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "O&M Assessments").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at michael.perez@inframark.com or via phone at 656-209-7919.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

LOT SIZE	Proposed maximum annual FY 2025-2026 O&M Assessment	Last Year's FY 2024-2025 O&M Assessment	% Increase	Annual \$ Increase	Monthly \$ Increase
SF 50'	\$730.37	\$67.32	2741%	\$2,393.05	\$199.42
SF 60'	\$876.44	\$104.78	2741%	\$2,871.66	\$239.31
Multi-Family Town-homes	\$438.22	\$32.39	736%	\$385.83	\$32.15
SF 40'	\$584.30	\$69.87	736%	\$514.44	\$42.87
SF 50'	\$730.37	\$67.32	736%	\$663.05	\$53.59
SF 60'	\$876.44	\$104.78	736%	\$771.66	\$64.31

The O&M Assessments (in addition to debt assessments, if any) will appear on November 2025 Hillsborough County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Michael Perez, District Manager



4916-6226-8723, v. 1
July 4, 2025

25-01891H

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Berry Bay II CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Albert Vierra	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

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. 27823
Date 07/01/2025

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,700.00</u>
Current Amount Due	\$ <u><u>2,700.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
5,200.00	0.00	0.00	0.00	0.00	5,200.00

Payment due upon receipt.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name:	Berry Bay II CDD
Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Alberto Viera	X	\$200
5	Kyle Smith	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

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Board Meeting Date:	July 10, 2025

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Attendance Confirmation
for
BOARD OF SUPERVISORS

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Board Meeting Date:	July 10, 2025

	Name	In Attendance Please X	Paid
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5	Kyle Smith	X	\$200

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

Approved for payment:

<i>Jayna Cooper</i>	7/10/2025
District Manager Signature	Date

**** PLEASE RETURN SIGNED DOCUMENT TO LORI BINGLE ****

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

July 09, 2025

Client: 001608

Matter: 000001

Invoice #: 26825

Page: 1

RE: General

For Professional Services Rendered Through June 30, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
6/2/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING; PREPARE LEGAL NOTICE FOR CDD MEETING AND PUBLIC HEARING.	1.0	\$405.00
6/2/2025	AM	REVIEW AUDITOR REQUEST LETTER FOR FISCAL YEAR ENDED SEPTEMBER 30, 2024; PREPARE DRAFT AUDIT RESPONSE LETTER.	0.5	\$97.50
6/4/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING; TELEPHONE CALL WITH T. STEWART; TELEPHONE CALL WITH C. DE LA OSSA; REVIEW REQUISITION ISSUES.	0.6	\$243.00
6/5/2025	JMV	REVIEW CDD AUDIT NOTICE; PREPARE DISTRICT COUNSEL RESPONSE.	0.5	\$202.50
6/5/2025	KCH	REVIEW AGENDA PACKAGE; PREPARE FOR AND ATTEND BOS MEETING IN PERSON; PREPARE UPDATED SPENDING AUTHORITY RESOLUTION.	0.6	\$225.00
6/6/2025	AM	REVIEW PROPOSED BUDGET; PREPARE RESOLUTION ADOPTING BUDGET FOR FISCAL YEAR 2025-2026 AND RESOLUTION LEVYING AND IMPOSING O&M ASSESSMENTS FOR BUDGET.	2.0	\$390.00
6/11/2025	JMV	PREPARE LEGAL NOTICES FOR CDD BOARD MEETING AND PUBLIC HEARING; PREPARE RESOLUTION FOR CDD BOARD MEETING AND PUBLIC HEARING.	1.0	\$405.00
6/11/2025	AM	REVISE RESOLUTIONS TO INCLUDE OFF ROLL ASSESSMENTS.	0.5	\$97.50
6/11/2025	LC	REVIEW BOARD SEATS AND TERMS; REVIEW SUPERVISOR OF ELECTIONS NUMBER OF QUALIFIED VOTERS FOR 2025 AND UPDATE RECORDS RE SAME.	0.2	\$39.00

July 09, 2025
Client: 001608
Matter: 000001
Invoice #: 26825

Page: 2

SERVICES

Date	Person	Description of Services	Hours	Amount
6/20/2025	CAW	REVIEW NOTICES OF PUBLIC HEARING TO ADOPT THE 2025/2026 BUDGET, MAILED O/M ASSESSMENT LETTER, RESOLUTION ADOPTING 2025/2026 BUDGET, AND RESOLUTION IMPOSING ASSESSMENTS.	0.4	\$150.00
6/20/2025	AM	REVISE, FINALIZE AND TRANSMIT FINAL PUBLICATION ADS, MAILED NOTICE LETTER AND RESOLUTIONS WITH INSTRUCTIONS.	0.2	\$39.00
6/23/2025	KCH	REVIEW FINAL LONG FORM FIRST PUBLICATION FOR NOTICE OF PUBLIC HEARING.	0.2	\$75.00
Total Professional Services			7.7	\$2,368.50
Total Services				\$2,368.50
Total Disbursements				\$0.00
Total Current Charges				\$2,368.50
Previous Balance				\$1,516.00
PAY THIS AMOUNT				\$3,884.50

Please Include Invoice Number on all Correspondence

Outstanding Invoices

Invoice Number	Invoice Date	Services	Disbursements	Interest	Tax	Total
26658	June 10, 2025	\$1,516.00	\$0.00	\$0.00	\$0.00	\$3,884.50
Total Remaining Balance Due						\$3,884.50

AGED ACCOUNTS RECEIVABLE

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$3,884.50	\$0.00	\$0.00	\$0.00

Tampa Bay Times

tampabay.com

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

DVERTISING INVOICE

vertising Run Dates	Advertiser Name	
5/7/25-5/7/25	BERRY BAY II	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB331334
Total Amount Due	Invoice Number	
\$784.00	36996-050725	

PAYMENT DUE UPON RECEIPT

Start	Stop	Ad Number	Product	Placement	Description PO Number	Ins.	Size	et Amount
5/7/25	5/7/25	36996	Baylink Hillsborough , tampabay.com	Legal-CLS 2 col	RFP Landscape Affidavit Fee	2	1.00x96.00 L	\$782.00 \$2.00

PLEASE DETACH AND RETURN LOWER PORTION WITH YOUR REMITTANCE

Tampa Bay Times

tampabay.com

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

Advertising Run Dates	A vertiser Name	
5/7/25-5/7/25	BERRY BAY II	
Billing Date	Sales Rep	Customer Account
5/7/2025	Deirdre Bonett	TB331334
Total Amount Due	Invoice Number	
\$784.00	36996-050725	

DO OT SE D CASH BY M IL

PLEASE MAKE CHECK PAYABLE TO: TIMES PUBLISHING COMPANY

BERRY BAY II
2005 Pan Am Cir Ste 300
Tampa, FL 33607-6008

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

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss

COUNTY OF HILLSBOROUGH County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Hillsborough County, Florida that the attached copy of advertisement being a Legal Notice in the matter RFP Landscape was published in said newspaper by print in the issues of 05/07/25 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Hillsborough County, Florida and that the said newspaper has heretofore been continuously published in said Hillsborough County, Florida each day and has been entered as a second class mail matter at the post office in said Hillsborough County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

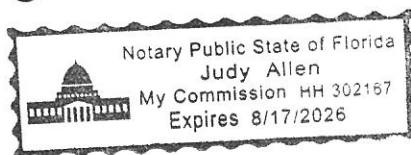
Signature of Affiant

Sworn to and subscribed before me this 05/07/2025

Signature of Notary of Public

Personally known X or produced identification.

Type of identification produced _____



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape Maintenance and Irrigation Services for
Berry Bay CDD
Hillsborough County, Florida

Berry Bay Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping maintenance and irrigation services for Berry Bay Community Development District, all as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday, May 12, 2025, at 12:00 p.m. (EST). The project manual will be available electronically and a paper copy of the manual can be picked up at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. The District Manager shall be the contact person with regard to the Project Manual. Mr. Michael Perez can be reached by email at Michael.Perez@inframark.com.

Firms desiring to submit proposals must submit the required proposal no later than 12:00 p.m. (EST) on Monday, June 16, 2025, to the District Manager's office located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 or email at Michael.Perez@inframark.com.

The District is a special-purpose taxing District created by Chapter 190 Florida Statutes. The Entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Watergrass CDD II project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price along with an option for two (2) one (1) year renewals with price.

The District has the right to reject any and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) hours after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made on the basis of qualifications according to the evaluation criteria contained within the Project Manual. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Michael Perez at Michael.Perez@inframark.com, no later than Friday, May 30, 2025, at 3:00 p.m. (EST).

Firms desiring to provide services for this project must submit one (1) proposal via e-mail OR one (1) hard copy of the proposal forms AND one (1) electronic copy (PDF format on a USB flash drive) by 12:00 p.m. (EST) on Monday, June 16, 2025, to the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 OR by emailing District Manager Michael Perez at Michael.Perez@inframark.com. Proposals shall be submitted in a sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at a public opening at 1:00 p.m. (EST), or as soon thereafter as possible, on Monday, June 16, 2025, at Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified.

Berry Bay Community Development District
Michael Perez, District Manager
May 7, 2025

36996

ADVERTISING ADJUSTMENT MEMO

Only send this form once. Please scan in with all appropriate signatures and send to accountsreceivable@tampabay.com

Do not fax or interoffice

****Adjustments without required fields and signatures will be returned to sales and not entered until correct information is provided.****

Full Name of Account** Park	Account Number(s)**
Berry Bay II	TB331334
Berry Bay	TB306147

Date Submitted**
5/12/2025
Prepared By**
Deirdre Bonett

Credit	Debit	Ad Date**	Order #**	Salesperson/Rep #	Adjustment Amount**
784		5/7/2025	36996	D. Bonett	\$784.00
	784.00	5/7/2025	36996	D. Bonett	\$784.00

PROPER SIGNATURES REQUIRED

Reason Code**	Explanation**	Sales Exec/Assistant
Errors/Mistakes (ACCTING CODE) ☐ Rep Quote/Rep Order Error <i>WPP</i> ☐ Goodwill/Make Good <i>GW</i> ☐ Production or AOE Error <i>PR</i> ☐ System Rating Error <i>RA</i> ☐ Ad Did Not Run <i>DNR</i>	Ad submitted under wrong account. Correct billing account is TB331334	Deirdre Bonett
Promos/Discounts (ACCTING CODE) ☐ Value-added <i>VAL</i> ☐ tbt* discount <i>TBTD</i> ☐ We Do <i>WEDO</i> ☐ Mngr Approved Discount <i>DISC</i> ☐ New Chamber Member <i>NCM</i> ☐ New Advertiser Survey <i>NAS</i> ☐ Media Kit Offer <i>MKO</i> ☐ Referral Rewards <i>RREW</i> ☐ Bonus Circulation Offer <i>BC</i> ☐ Centro Tampa Survey <i>CTS</i>		Team Manager Approval (up to \$1,000)
Misc./ Other (ACCTING CODE) ☐ Surcharges <i>SUR</i> ☒ Billing Transfer <i>BT</i> ☐ Finance Charge Adj. <i>FC</i> ☐ Trade Adj. <i>TRA</i>		Senior Manager Approval (up to \$5,000)
		VP Approval (over \$5,000)
		A/R Completion

Publication	Zone	Location	Tran Code

Berry Bay II Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2025

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 July 31, 2025
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
<u>ASSETS</u>						
Cash In Bank	\$ 546	\$ -	\$ -	\$ -	\$ -	\$ 546
Due From Other Funds	-	10,243	-	-	-	10,243
Investments:						
Acquisition & Construction Account	-	-	5,551,431	-	-	5,551,431
Reserve Fund	-	406,614	-	-	-	406,614
Revenue Fund	-	42,790	-	-	-	42,790
Fixed Assets						
Construction Work In Process	-	-	-	874,253	-	874,253
Amount To Be Provided	-	-	-	-	11,955,000	11,955,000
TOTAL ASSETS	\$ 546	\$ 459,647	\$ 5,551,431	\$ 874,253	\$ 11,955,000	\$ 18,840,877
<u>LIABILITIES</u>						
Accounts Payable	\$ 36,545	\$ -	\$ -	\$ -	\$ -	\$ 36,545
Bonds Payable	-	-	-	-	11,955,000	11,955,000
Due To Other Funds	10,243	-	-	-	-	10,243
TOTAL LIABILITIES	46,788	-	-	-	11,955,000	12,001,788
<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	459,647	-	-	-	459,647
Capital Projects	-	-	5,551,431	-	-	5,551,431
Unassigned:	(46,242)	-	-	874,253	-	828,011
TOTAL FUND BALANCES	(46,242)	459,647	5,551,431	874,253	-	6,839,089
TOTAL LIABILITIES & FUND BALANCES	\$ 546	\$ 459,647	\$ 5,551,431	\$ 874,253	\$ 11,955,000	\$ 18,840,877

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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	10,000	(7,000)	333.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	4,167	33	99.21%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	13,456	(3,956)	141.64%
District Engineer	9,500	-	9,500	0.00%
Administrative Services	4,500	4,167	333	92.60%
District Manager	25,000	20,833	4,167	83.33%
Accounting Services	9,000	13,583	(4,583)	150.92%
Auditing Services	6,000	5,200	800	86.67%
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	1,077	2,423	30.77%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	-	200	0.00%
Financial & Revenue Collections	1,200	2,917	(1,717)	243.08%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,250	(50)	104.17%
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	83,358	35,067	70.39%
TOTAL EXPENDITURES	118,425	83,358	35,067	70.39%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(43,052)	(43,052)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(3,190)		
FUND BALANCE, ENDING		\$ (46,242)		

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24,734	\$ 24,734	0.00%
Special Assmnts- CDD Collected	-	593,328	593,328	0.00%
TOTAL REVENUES	-	618,062	618,062	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
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	-	28,287	28,287	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
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	\$ -	\$ (378,241)	\$ (378,241)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		837,888		
FUND BALANCE, ENDING		\$ 459,647		

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 31, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 360,155	\$ 360,155	0.00%
TOTAL REVENUES	-	360,155	360,155	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	6,080,860	(6,080,860)	0.00%
Total Construction In Progress	-	6,080,860	(6,080,860)	0.00%
TOTAL EXPENDITURES	-	6,080,860	(6,080,860)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,720,705)	(5,720,705)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
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	\$ -	\$ (5,314,177)	\$ (5,314,177)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		10,865,608		
FUND BALANCE, ENDING		\$ 5,551,431		

Bank Account Statement

Berry Bay II CDD

Bank Account No. 9415
Statement No. 25_07

Statement Date 07/31/2025

G/L Account No. 101002 Balance	545.55	Statement Balance	945.55
		Outstanding Deposits	0.00
Positive Adjustments	0.00		
Subtotal	545.55	Subtotal	945.55
Negative Adjustments	0.00	Outstanding Checks	-400.00
Ending G/L Balance	545.55	Ending Balance	545.55

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
Total Deposits							0.00
Checks							
							0.00
06/11/2025	Payment	1107	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
07/09/2025	Payment	1110	TIMES PUBLISHING COMPANY	Check for Vendor V00003	-784.00	-784.00	0.00
Total Checks					-984.00	-984.00	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
05/20/2025	Payment	1103	RYAN MOTKO	Check for Vendor V00012			-200.00
06/11/2025	Payment	1108	RYAN MOTKO	Check for Vendor V00012			-200.00
Total Outstanding Checks							-400.00
Outstanding Deposits							
Total Outstanding Deposits							

BERRY BAY II**Payment Register by Fund**

For the Period from 07/01/2025 to 07/31/2025

(Sorted by Check / ACH No.)

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

001	1110	07/09/25	TIMES PUBLISHING COMPANY	36996-050725	LEGAL AD 05/07/25	LEGAL AD	548002-51301	\$784.00
Fund Total								<u>\$784.00</u>

Total Checks Paid	\$784.00
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