

**BERRY BAY II  
COMMUNITY DEVELOPMENT  
DISTRICT**

**NOVEMBER 06, 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, November 06, 2025 at 2:00 p.m.

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The Regular Meeting of the **Berry Bay II Community Development District** will be held **November 06, 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:** 240 062 334 037 6 **Passcode:** wU2Sy36X

**Dial-in by phone** +1 646-838-1601 **Pin:** 311 963 193#

## THE 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**
4. **CONSENT AGENDA**

- A. Approval of Minutes of October 02, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance September 2025
- C. Acceptance of the Financials and Approval of the Check Register for September 2025

5. **STAFF REPORTS**

- A. District Counsel
- B. District Engineer
- C. District Manager

6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

**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, October 2, 2025, and called to order at 3:04 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
Tonja Stewart	District Engineer

*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**

**Business Items**

**A. Consideration of Resolution 2026-01; Designation of Officers**

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor Resolution 2026-01; Designation of Officers, with Wesley Elias and Rollamay Turkoane as Assistant Secretaries, was adopted. 5-0
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**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

**A. Approval of Minutes of September 04, 2025, Regular Meeting**

**B. Consideration of Operation and Maintenance August 2025**

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

On MOTION by Mr. de la Ossa seconded by Mr. Smith, 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**

There being none, the next order of business followed.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in favor the meeting was adjourned at 3:04 pm. 5-0

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Jayna Cooper  
District Manager

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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
<b>Monthly Contract</b>					
INFRAMARK	9/5/2025	158190	\$2,083.33		DISTRICT MANAGEMENT SERVICES
INFRAMARK	9/5/2025	158190	\$1,458.33		ACCOUNTING SERVICES
INFRAMARK	9/5/2025	158190	\$291.67		FINANCIAL & REVENUE COLLECTION
INFRAMARK	9/5/2025	158190	\$416.67		ASSESSMENT ROLL
INFRAMARK	9/5/2025	158190	\$416.67		DISSEMINATION SERVICES
INFRAMARK	9/5/2025	158190	\$125.00	\$4,791.67	WEBSITE MAINTENANCE / ADMIN
<b>Monthly Contract Subtotal</b>			<b>\$4,791.67</b>	<b>\$4,791.67</b>	
<b>Regular Services</b>					
ALBERTO VIERA	9/4/2025	AV-090425	\$200.00	\$200.00	BOARD 9/4/25
BUSINESS OBSERVER, INC.	9/5/2025	25-02630H	\$94.06	\$94.06	LEGAL AD
CARLOS DE LA OSSA	9/4/2025	CO-090425	\$200.00	\$200.00	BOARD 9/4/25
EGIS INSURANCE	9/3/2025	28995	\$5,800.00	\$5,800.00	INSURANCE
INFRAMARK	9/22/2025	159231	\$0.74	\$0.74	POSTAGE
KYLE SMITH	9/4/2025	KS-090425	\$200.00	\$200.00	BOARD 9/4/25
NICHOLAS J. DISTER	9/4/2025	ND-090425	\$200.00	\$200.00	BOARD 9/4/25
RYAN MOTKO	9/4/2025	RM-090425	\$200.00	\$200.00	BOARD 9/4/25
STRALEY ROBIN VERICKER	9/16/2025	27148	\$2,035.00	\$2,035.00	DISTRICT COUNSEL SERVICES
<b>Regular Services Subtotal</b>			<b>\$8,929.80</b>	<b>\$8,929.80</b>	
<b>Additional Services</b>					
INFRAMARK	8/28/2025	157132	\$6.72	\$6.72	MAIL NOTICES
<b>Additional Services Subtotal</b>			<b>\$6.72</b>	<b>\$6.72</b>	

<p><b>BERRY BAY II</b></p> <p><b>Summary of Operations and Maintenance Invoices</b></p>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$13,728.19	\$13,728.19	



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

158190

**DATE**

9/5/2025

**CUSTOMER ID**

C5100

**NET TERMS**

Due On Receipt

**PO#****DUE DATE**

9/5/2025

**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: September 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
<b>Subtotal</b>					<b>4,791.67</b>

**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: September 04, 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:

Jayna Cooper  
District Manager Signature

09/04/2025  
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 # 25-02630H

Date 09/05/2025

**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 # 25-02630H

\$94.06

### Notice of Regular Board Meeting Schedule Fiscal Year 2025-2026

**RE:** Berry Bay II CDD Board of Supervisors Meetings at 2:00 PM on 10/2/25 et al

**Published:** 9/5/2025

### 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**

**\$94.06**

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 REGULAR BOARD MEETING SCHEDULE  
FISCAL YEAR 2025/2026  
BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT**

**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Berry Bay II Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025/2026 to be held at **the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607** on the following dates at **2:00 p.m.:**

**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**

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper, District Manager  
September 5, 2025

25-02630H

**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

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Berry Bay II CDD

Board Meeting Date: September 04, 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:

Jayna Cooper  
District Manager Signature

09/04/2025  
Date

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



# INVOICE

<b>Customer</b>	Berry Bay II Community Development District
<b>Acct #</b>	1472
<b>Date</b>	09/03/2025
<b>Customer Service</b>	Christina Wood
<b>Page</b>	1 of 1

**Berry Bay II Community Development District**  
**c/o Inframark**  
**2005 Pan Am Circle, Ste 300**  
**Tampa, FL 33607**

Payment Information	
<b>Invoice Summary</b>	\$ 5,800.00
<b>Payment Amount</b>	
<b>Payment for:</b>	Invoice#28995
100125112	

**Thank You**

Please detach and return with payment



Customer: Berry Bay II Community Development District

Invoice	Effective	Transaction	Description	Amount
28995	10/01/2025	Renew policy	Policy #100125112 10/01/2025-10/01/2026 Florida Insurance Alliance  Package - Renew policy Due Date: 9/3/2025	5,800.00

Please Remit Payment To:  
 Egis Insurance and Risk Advisors  
 P.O. Box 748555

Total
\$ 5,800.00

**Thank You**

FOR PAYMENTS SENT OVERNIGHT: Bank of America Lockbox Services, Lockbox 748555, 6000 Feldwood Rd. College Park, GA 30349  
 TO PAY VIA ACH: Accretive Global Insurance Services LLC  
 Routing ACH: 121000358 Account: 1291776914

**Remit Payment To: Egis Insurance Advisors**

(321)233-9939

**Date**

P.O. Box 748555  
 Atlanta, GA 30374-8555

accounting@egisadvisors.com

09/03/2025



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

159231

**CUSTOMER ID**

C5100

**PO#**

# INVOICE

**DATE**

9/22/2025

**NET TERMS**

Due On Receipt

**DUE DATE**

9/22/2025

**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: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.74		0.74
<b>Subtotal</b>					<b>0.74</b>

**Subtotal**

\$0.74

**Tax**

\$0.00

**Total Due**

\$0.74

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

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BOARD OF SUPERVISORS

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Board Meeting Date: September 04, 2025

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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:

Jayna Cooper  
District Manager Signature

09/04/2025  
Date

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for  
BOARD OF SUPERVISORS

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Board Meeting Date: September 04, 2025

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Jayna Cooper  
District Manager Signature

09/04/2025  
Date

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

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Board Meeting Date: September 04, 2025

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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:

Jayna Cooper  
District Manager Signature

09/04/2025  
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

September 16, 2025  
Client: 001608  
Matter: 000001  
Invoice #: 27148

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
7/3/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
7/7/2025	WAS	DRAFT NO FISHING POLICY AND RESOLUTION ADOPTING NO FISHING POLICY.	0.8	\$268.00
7/9/2025	JMV	REVIEW AGENDA PACKE AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
7/10/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
7/10/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/7/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON.	0.5	\$187.50
8/11/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.3	\$58.50
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/29/2025	LC	REVIEW CORRESPONDENCE AND BUDGET DEFICIT DEVELOPER FUNDING; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			6.0	\$2,035.00

September 16, 2025  
Client: 001608  
Matter: 000001  
Invoice #: 27148

Page: 2

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Total Services	\$2,035.00	
Total Disbursements	\$0.00	
Total Current Charges		\$2,035.00
Previous Balance		\$3,884.50
<b>PAY THIS AMOUNT</b>		<b>\$5,919.50</b>

*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	\$3,551.00
26825	July 09, 2025	\$2,368.50	\$0.00	\$0.00	\$0.00	\$4,403.50
Total Remaining Balance Due						\$5,919.50

*AGED ACCOUNTS RECEIVABLE*

0-30 Days	31-60 Days	61-90 Days	Over 90 Days
\$2,035.00	\$0.00	\$2,368.50	\$1,516.00



# INVOICE

2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

**INVOICE#**

157132

**DATE**

8/28/2025

**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**

8/28/2025

Services provided for the Month of: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7/17/25 \$6.72	1	Ea	6.72		6.72
<b>Subtotal</b>					<b>6.72</b>

**Subtotal** \$6.72

**Tax** \$0.00

**Total Due** \$6.72

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

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

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

# **Berry Bay II Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
September 30, 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 September 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
<b><u>ASSETS</u></b>						
Cash In Bank	\$ 6,470	\$ -	\$ -	\$ -	\$ -	\$ 6,470
Accounts Receivable - Other	25,315	-	-	-	-	25,315
Due From Other Funds	-	10,243	-	-	-	10,243
Investments:						
Acquisition & Construction Account	-	-	4,573,378	-	-	4,573,378
Reserve Fund	-	406,614	-	-	-	406,614
Revenue Fund	-	45,782	-	-	-	45,782
Prepaid Insurance	5,800	-	-	-	-	5,800
Fixed Assets						
Construction Work In Process	-	-	-	874,253	-	874,253
Amount To Be Provided	-	-	-	-	11,955,000	11,955,000
<b>TOTAL ASSETS</b>	<b>\$ 37,585</b>	<b>\$ 462,639</b>	<b>\$ 4,573,378</b>	<b>\$ 874,253</b>	<b>\$ 11,955,000</b>	<b>\$ 17,902,855</b>
<b><u>LIABILITIES</u></b>						
Accounts Payable	\$ 42,662	\$ -	\$ -	\$ -	\$ -	\$ 42,662
Bonds Payable	-	-	-	-	11,955,000	11,955,000
Due To Other Funds	10,243	-	-	-	-	10,243
<b>TOTAL LIABILITIES</b>	<b>52,905</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,955,000</b>	<b>12,007,905</b>

**BERRY BAY II**  
**Balance Sheet**  
As of September 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
<b><u>FUND BALANCES</u></b>						
Nonspendable:						
Prepaid Insurance	5,800	-	-	-	-	5,800
Restricted for:						
Debt Service	-	462,639	-	-	-	462,639
Capital Projects	-	-	4,573,378	-	-	4,573,378
Unassigned:	(21,120)	-	-	874,253	-	853,133
<b>TOTAL FUND BALANCES</b>	<b>(15,320)</b>	<b>462,639</b>	<b>4,573,378</b>	<b>874,253</b>	<b>-</b>	<b>5,894,950</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 37,585</b>	<b>\$ 462,639</b>	<b>\$ 4,573,378</b>	<b>\$ 874,253</b>	<b>\$ 11,955,000</b>	<b>\$ 17,902,855</b>

**BERRY BAY II**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 25	\$ 25	0.00%
Special Assmnts- CDD Collected	118,425	27,907	(90,518)	23.57%
Developer Contribution	-	54,524	54,524	0.00%
<b>TOTAL REVENUES</b>	<b>118,425</b>	<b>82,456</b>	<b>(35,969)</b>	<b>69.63%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	3,000	12,000	(9,000)	400.00%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	5,000	(800)	119.05%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	-	6,500	0.00%
District Counsel	9,500	15,491	(5,991)	163.06%
District Engineer	9,500	-	9,500	0.00%
Misc-admin Fee (%)	4,500	4,583	(83)	101.84%
District Manager	25,000	25,000	-	100.00%
Accounting Services	9,000	16,917	(7,917)	187.97%
Auditing Services	6,000	5,200	800	86.67%
Website Compliance	1,800	1,500	300	83.33%
Postage, Phone, Faxes, Copies	500	16	484	3.20%
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	1,171	2,329	33.46%
Misc-Admin Fee (%)	250	-	250	0.00%
Bank Fees	200	697	(497)	348.50%
Financial & Revenue Collections	1,200	3,500	(2,300)	291.67%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	1,500	(300)	125.00%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	200	(25)	114.29%
Reserve	10,000	-	10,000	0.00%
<b>Total Administration</b>	<b>118,425</b>	<b>97,775</b>	<b>20,650</b>	<b>82.56%</b>
<b>TOTAL EXPENDITURES</b>	<b>118,425</b>	<b>97,775</b>	<b>20,650</b>	<b>82.56%</b>



**BERRY BAY II**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 30, 2025  
General Fund (001)  
*(In Whole Numbers)*

<u>ACCOUNT DESCRIPTION</u>	<u>ANNUAL ADOPTED BUDGET</u>	<u>YEAR TO DATE ACTUAL</u>	<u>VARIANCE (\$) FAV(UNFAV)</u>	<u>YTD ACTUAL AS A % OF ADOPTED BUD</u>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,319)	(15,319)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		(1)		
<b>FUND BALANCE, ENDING</b>		<u><u>\$ (15,320)</u></u>		

**BERRY BAY II**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 27,726	\$ 27,726	0.00%
Special Assmnts- CDD Collected	-	593,328	593,328	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>621,054</b>	<b>621,054</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	180,000	(180,000)	0.00%
Interest Expense	-	409,775	(409,775)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>589,775</b>	<b>(589,775)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>589,775</b>	<b>(589,775)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	31,279	31,279	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	86	86	0.00%
Interfund Transfers-Out	-	(406,614)	(406,614)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>(406,528)</b>	<b>(406,528)</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (375,249)	\$ (375,249)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>837,888</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 462,639</b>		

**BERRY BAY II**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending September 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 398,197	\$ 398,197	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>398,197</b>	<b>398,197</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	7,096,955	(7,096,955)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>7,096,955</b>	<b>(7,096,955)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>7,096,955</b>	<b>(7,096,955)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(6,698,758)	(6,698,758)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	406,614	406,614	0.00%
Interfund Transfers-Out	-	(86)	(86)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>406,528</b>	<b>406,528</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ (6,292,230)	\$ (6,292,230)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>10,865,608</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 4,573,378</b>		

# Bank Account Statement

Berry Bay II CDD

**Bank Account No.** 9415  
**Statement No.** 25\_09

**Statement Date** 09/30/2025

<b>G/L Account No. 101002 Balance</b>	6,469.86	<b>Statement Balance</b>	6,563.92
		<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	6,563.92
<b>Subtotal</b>	6,469.86	<b>Outstanding Checks</b>	-94.06
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	6,469.86
<b>Ending G/L Balance</b>	6,469.86		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
09/30/2025		JE000114	Interest - Investments	Interest Earned	24.42	24.42	0.00
<b>Total Deposits</b>					24.42	24.42	0.00
<b>Checks</b>							
							0.00
08/20/2025	Payment	1112	BUSINESS OBSERVER, INC.	Check for Vendor V00021	-293.13	-293.13	0.00
08/20/2025	Payment	1116	RYAN MOTKO	Check for Vendor V00012	-400.00	-400.00	0.00
09/08/2025	Payment	1117	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
09/08/2025	Payment	1118	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
09/08/2025	Payment	1119	GRAU & ASSOCIATES	Check for Vendor V00020	-2,700.00	-2,700.00	0.00
09/08/2025	Payment	1120	KYLE SMITH	Check for Vendor V00010	-200.00	-200.00	0.00
09/08/2025	Payment	1121	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
09/08/2025	Payment	1122	RYAN MOTKO	Check for Vendor V00012	-200.00	-200.00	0.00
09/17/2025	Payment	1124	EGIS INSURANCE	Check for Vendor V00006	-5,800.00	-5,800.00	0.00
09/17/2025	Payment	1125	STRALEY ROBIN VERICKER	Check for Vendor V00004	-1,516.00	-1,516.00	0.00
09/30/2025		JE000115	Bank Fees	Service Charges	-165.71	-165.71	0.00
<b>Total Checks</b>					-11,874.84	-11,874.84	0.00

## Adjustments

### Total Adjustments

### Outstanding Checks

09/17/2025	Payment	1123	BUSINESS OBSERVER, INC.	Check for Vendor V00021			-94.06
<b>Total Outstanding Checks</b>							-94.06

### Outstanding Deposits

# Bank Account Statement

Berry Bay II CDD

<b>Bank Account No.</b>	9415	<b>Statement Date</b>	09/30/2025
<b>Statement No.</b>	25_09		

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**Total Outstanding Deposits**

Report Name                      Check Register By Fund

Date Range \*\*                      09/01/2025..09/30/2025

Fund No.                              001..999

Vendor No. \*\*\*\*                      all

Sort By	Check No.
Include Check Subtotal	No

**\*\* Must be a date range (i.e. 11/1/09..11/30/09)**

**\*\*\*\* Leave blank or insert "ALL" for all vendors.**

**BERRY BAY II****Payment Register by Fund**

For the Period from 09/01/2025 to 09/30/2025

(Sorted by Check / ACH No.)

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

001	1117	09/08/25	ALBERTO VIERA	AV-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1118	09/08/25	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1119	09/08/25	GRAU & ASSOCIATES	27823	AUDIT FYE 09/30/25	AUDIT FYE 09/30/24	532002-51301	\$2,700.00
001	1120	09/08/25	KYLE SMITH	KS-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1121	09/08/25	NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1122	09/08/25	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	1123	09/17/25	BUSINESS OBSERVER, INC.	25-02630H	LEGAL AD 09/05/25	LEGAL AD	548002-51301	\$94.06
001	1124	09/17/25	EGIS INSURANCE	28995	INSURANCE POLICY# 100125112 10/01/25-10/01/26	INSURANCE	155100-51301	\$5,800.00
001	1125	09/17/25	STRALEY ROBIN VERICKER	26658	May 2025 District counsel services	District Counsel	531146-51301	\$1,516.00

<b>Fund Total</b>	<b><u>\$11,110.06</u></b>
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<b>Total Checks Paid</b>	<b><u>\$11,110.06</u></b>
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<b>Fund</b>	<b>Check#</b>	<b>Invoice #</b>	<b>Url</b>
001	1117	AV-090425	
001	1118	CO-090425	
001	1119	27823	
001	1120	KS-090425	
001	1121	ND-090425	
001	1122	RM-090425	
001	1123	25-02630H	
001	1124	28995	
001	1125	26658	
301	1117	AV-090425	
301	1118	CO-090425	
301	1119	27823	
301	1120	KS-090425	
301	1121	ND-090425	
301	1122	RM-090425	
301	1123	25-02630H	
301	1124	28995	
301	1125	26658	