

Berry Bay II Community Development District

March 05, 2026

Agenda Package

TEAMS MEETING INFORMATION

[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#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



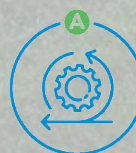
COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

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
Rollamay Turkoane, District Manager

Regular Meeting Agenda

Thursday, March 05, 2026 at 2:00 p.m.

The Regular Meeting of the **Berry Bay II Community Development District** will be held **March 05, 2026, 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 February 05, 2026, Regular Meeting
- B. Consideration of Operation and Maintenance January 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026

5. **STAFF REPORTS**

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

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

7. **ADJOURNMENT**

42 **FIFTH ORDER OF BUSINESS**

Staff Reports

43 **A. District Counsel**

44 **B. District Engineer**

45 **C. District Manager**

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

47

48 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

49

50 There being none, the next order of business followed.

51

52 **SEVENTH ORDER OF BUSINESS**

Adjournment

53 There being no further business,

54

55 On MOTION by Mr. de la Ossa seconded by Mr. Smith, with all in
56 favor the meeting was adjourned at 2:37 p.m. 4-0

57

58

59

60

61 _____
Jayna Cooper/Rollamay Turkoane
62 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	Vendor Total	Comments/Description
Monthly Contract						
INFRAMARK LLC	1/2/2026	167839	\$1,458.33			ACCOUNTING SERVICES
INFRAMARK LLC	1/2/2026	167839	\$2,083.33			DISTRICT MANAGER
INFRAMARK LLC	1/2/2026	167839	\$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	1/2/2026	167839	\$708.33			ASSESSMENT ROLL
INFRAMARK LLC	1/2/2026	167839	\$416.67	\$4,791.66		DISSEMINATION SERVICES
INFRAMARK LLC	1/20/2026	169004	\$2.22		\$4,793.88	POSTAGE
STRALEY ROBIN VERICKER	1/14/2026	27854	\$1,029.00			PROFESSIONAL SERVICES
Monthly Contract Subtotal			\$5,822.88			
Utilities						
TECO	1/14/2026	011426-221009606064	\$584.89			ELECTRIC
TECO	1/14/2026	011426-211036333790	\$20.98		\$605.87	ELECTRIC
Utilities Subtotal			\$605.87			
Regular Services						
ALBERTO VIERA	1/8/2026	AV-010826	\$200.00			BOARD 01/08/26
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			BOARD 01/08/26
GRAU & ASSOCIATES	1/5/2026	28391	\$3,000.00			AUDIT FYE 09/30/25
KYLE SMITH	1/8/2026	KS-010826	\$200.00			BOARD 01/08/26
NICHOLAS J. DISTER	1/8/2026	ND-010826	\$200.00			BOARD 01/08/26
RYAN MOTKO	1/8/2026	RM-010826	\$200.00			BOARD 01/08/26
SCHOOLSTATUS LLC	1/1/2026	INV-SS-5828	\$3,125.00			WEBSITE DESIGN
Regular Services Subtotal			\$7,125.00			
TOTAL			\$13,553.75			



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#
167839

DATE
1/2/2026

CUSTOMER ID
C5100

NET TERMS
Due On Receipt

PO#

DUE DATE
1/2/2026

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: January 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,458.33		1,458.33
Assessment Roll	1	Ea	708.33		708.33
Dissemination Services	1	Ea	416.67		416.67
District Management	1	Ea	2,083.33		2,083.33
Website Maintenance / Admin	1	Ea	125.00		125.00
Subtotal					4,791.66

Subtotal	\$4,791.66
Tax	\$0.00
Total Due	\$4,791.66

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169004

DATE

1/20/2026

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**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	3	Ea	0.74		2.22
Subtotal					2.22

Subtotal	\$2.22
Tax	\$0.00
Total Due	\$2.22

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

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

To pay via ACH or Wire, please refer to our banking information below:

Account Name: INFRAMARK, LLC

ACH - Bank Routing Number: 111000614 / Account Number: 912593196

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

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

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 14, 2026

Client: 001608

Matter: 000001

Invoice #: 27854

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
12/9/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
12/12/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
12/16/2025	JMV	CONFERENCE CALL WITHE C. DE LA OSSA.	0.3	\$121.50
12/17/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
12/18/2025	JMV	DRAFT EMAIL TO J. COOPER; PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW RESOLUTIONS.	0.6	\$243.00
12/31/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			2.6	\$1,029.00

January 14, 2026
Client: 001608
Matter: 000001
Invoice #: 27854

Page: 2

Total Services	\$1,029.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,029.00
Previous Balance		\$790.50
<i>Less Payments</i>		<i>(\$790.50)</i>
PAY THIS AMOUNT		\$1,029.00

Please Include Invoice Number on all Correspondence



BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT
 6102 FRESH FLORA DR
 WIMAUMA, FL 33598

Statement Date: January 14, 2026

Amount Due: \$584.89

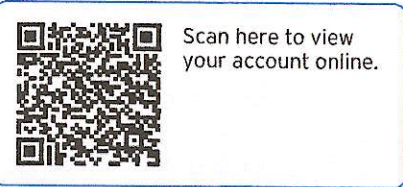
Due Date: February 04, 2026

Account #: 221009606064

Account Summary

Current Service Period: December 17, 2025 - January 08, 2026	
Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$584.89
Amount Due by February 04, 2026	\$584.89

Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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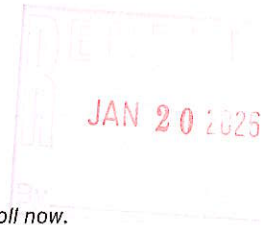


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009606064
Due Date: February 04, 2026

Pay your bill online at TampaElectric.com
 See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.



Amount Due:	\$584.89
Payment Amount:	\$ _____

636569721665

00004316 FTECO101152602010210 00000 02 01000000 11226 002
BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

6365697216652210096060640000000584898

00004316-0009517-Page 1 of 4



Service For:
6102 FRESH FLORA DR
WIMAUMA, FL 33598

Account #: 221009606064
Statement Date: January 14, 2026
Charges Due: February 04, 2026

Meter Read

Service Period: Dec 17, 2025 - Jan 08, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
2000111592	01/08/2026	0		0		0 kWh	1	23 Days

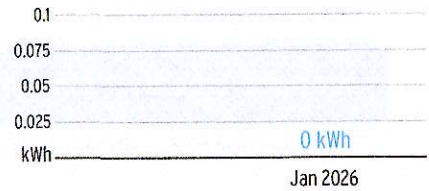
Charge Details

Electric Charges		
Daily Basic Service Charge	23 days @ \$0.66000	\$15.18
Florida Gross Receipt Tax		\$0.39
Electric Service Cost		\$15.57
State Tax		\$1.32
Total Electric Cost, Local Fees and Taxes		\$16.89

Other Fees and Charges		
Electric Security Deposit		\$400.00
Elec Connection Chrg Initial		\$168.00
Total Other Fees and Charges		\$568.00

Total Current Month's Charges \$584.89

Avg kWh Used Per Day



Important Messages

Welcome to Tampa Electric! Please visit TampaElectric.com/Rates for information about your electric rates and charges.

Prorated Bill. Some charges have been prorated where required to reflect a longer or shorter than normal billing period.

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

Bank Draft
Visit TECOaccount.com for free recurring or one time payments via checking or savings account.

In-Person
Find list of Payment Agents at TampaElectric.com

Mail A Check
Payments:
TECO
P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.

Credit or Debit Card
Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.

Phone
Toll Free: **866-689-6469**

All Other Correspondences:
Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111

Contact Us

Online:
TampaElectric.com
Phone:
Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

Please Note: If you choose to pay your bill at a location not listed on our website or provided by Tampa Electric, you are paying someone who is not authorized to act as a payment agent at Tampa Electric. You bear the risk that this unauthorized party will relay the payment to Tampa Electric and do so in a timely fashion. Tampa Electric is not responsible for payments made to unauthorized agents, including their failure to deliver or timely deliver the payment to us. Such failures may result in late payment charges to your account or service disconnection.



BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT
 5520 BERRY GROVE BL, LIFT STN
 WIMAUMA, FL 33598

Statement Date: January 14, 2026

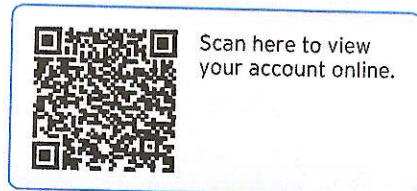
Amount Due: \$20.98

Due Date: February 04, 2026
Account #: 211036333790

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$25.04
Payment(s) Received Since Last Statement	-\$25.04
Current Month's Charges	\$20.98
Amount Due by February 04, 2026	\$20.98

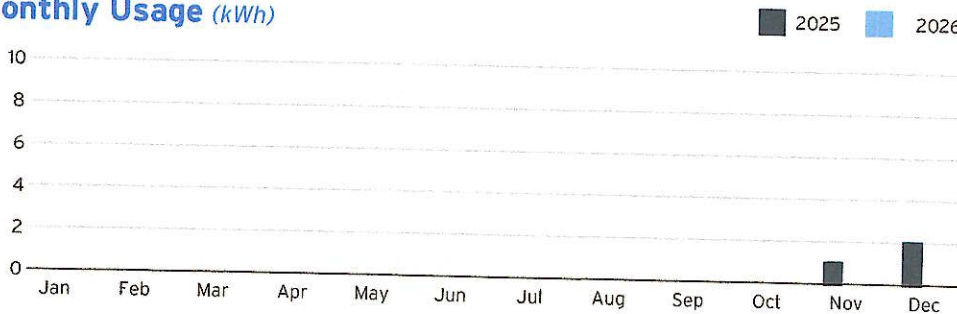
Amount not paid by due date may be assessed a late payment charge and an additional deposit.



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Get started today at TECOaccount.com.

Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com



To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 211036333790
Due Date: February 04, 2026

Pay your bill online at TampaElectric.com

See reverse side of your paystub for more ways to pay.

Go Paperless, Go Green! Visit TampaElectric.com/Paperless to enroll now.

Amount Due: \$20.98
Payment Amount: \$ _____

673606561545

BERRY BAY II COMMUNITY DEVELOPMENT DISTRICT
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-6008

Mail payment to:
 TECO
 P.O. BOX 31318
 TAMPA, FL 33631-3318

Make check payable to: TECO
 Please write your account number on the memo line of your check.

673606561545211036333790000000020980

00004316-0009518-Page 3 of 4



Service For:
 5520 BERRY GROVE BL
 LIFT STN, WIMAUMA, FL 33598

Account #: 211036333790
 Statement Date: January 14, 2026
 Charges Due: February 04, 2026

Meter Read

Service Period: Dec 09, 2025 - Jan 08, 2026

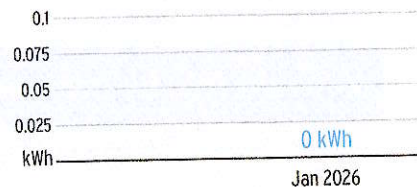
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000850441	01/08/2026	3		3		0 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Florida Gross Receipt Tax		\$0.52
Electric Service Cost		\$20.98

Avg kWh Used Per Day



Total Current Month's Charges \$20.98

00004316-0000518- Page 4 of 4

For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill



Bank Draft
 Visit TECOaccount.com for free recurring or one time payments via checking or savings account.



In-Person
 Find list of Payment Agents at TampaElectric.com



Mail A Check Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.



Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.



Phone
 Toll Free: **866-689-6469**

All Other Correspondences:
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 Tampa, FL 33601-0111

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Online: TampaElectric.com
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Commercial Customer Care: 866-832-6249
Residential Customer Care: 813-223-0800 (Hillsborough)
 863-299-0800 (Polk County)
 888-223-0800 (All Other Counties)

Hearing Impaired/TTY: 7-1-1
Power Outage: 877-588-1010
Energy-Saving Programs: 813-275-3909

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II CDD

Board Meeting Date: January 08, 2026

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

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II CDD

Board Meeting Date: January 08, 2026

Name	In Attendance Please X	Paid
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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

January 08, 2026
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. 28391
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>3,000.00</u>
Current Amount Due	\$ <u>3,000.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
3,000.00	0.00	0.00	0.00	0.00	3,000.00

Payment due upon receipt.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay II CDD

Board Meeting Date: January 08, 2026

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

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District Manager Signature

January 08, 2026
Date

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BOARD OF SUPERVISORS

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3 Ryan Motko	X	\$200
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

Bill To
 Berry Bay II CDD
 2005 Pan Am Circle Ste 300
 Tampa FL 33607
 United States

Total Due:	\$3,125.00
Due Date:	1/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/31/2026		11/14/2025	11/13/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

***Berry Bay II
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

BERRY BAY II
Balance Sheet
As of January 31, 2026
(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	CAPITAL			GENERAL FIXED ASSETS FUND	GENERAL LONG TERM DEBT FUND	TOTAL
		DEBT SERVICE FUND SERIES 2024	PROJECTS FUND - SERIES 2024				
ASSETS							
Cash In Bank	\$ 185,531	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 185,531
Accounts Receivable - Off Roll	88,871	-	-	-	-	-	88,871
Investments:							
Acquisition & Construction Account	-	-	920,928	-	-	-	920,928
Reserve Fund	-	406,614	-	-	-	-	406,614
Revenue Fund	-	335,272	-	-	-	-	335,272
Fixed Assets							
Construction Work In Process	-	-	-	7,096,955	-	-	7,096,955
Amount To Be Provided	-	-	-	-	11,955,000	-	11,955,000
TOTAL ASSETS	\$ 274,402	\$ 741,886	\$ 920,928	\$ 7,096,955	\$ 11,955,000	\$ -	\$ 20,989,171
LIABILITIES							
Accounts Payable	\$ 7,917	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 7,917
Bonds Payable - Series 2024	-	-	-	-	11,955,000	-	11,955,000
TOTAL LIABILITIES	7,917	-	-	-	11,955,000	-	11,962,917
FUND BALANCES							
Restricted for:							
Debt Service	-	741,886	-	-	-	-	741,886
Capital Projects	-	-	920,928	-	-	-	920,928
Unassigned:	266,485	-	-	7,096,955	-	-	7,363,440
TOTAL FUND BALANCES	266,485	741,886	920,928	7,096,955	-	-	9,026,254
TOTAL LIABILITIES & FUND BALANCES	\$ 274,402	\$ 741,886	\$ 920,928	\$ 7,096,955	\$ 11,955,000	\$ -	\$ 20,989,171

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 930	\$ 930	0.00%
Special Assmnts- CDD Collected	990,550	323,979	(666,571)	32.71%
TOTAL REVENUES	990,550	324,909	(665,641)	32.80%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Construction	9,000	-	9,000	0.00%
ProfServ-Dissemination Agent	4,200	5,417	(1,217)	128.98%
ProfServ-Info Technology	600	-	600	0.00%
ProfServ-Recording Secretary	2,400	-	2,400	0.00%
ProfServ-Trustee Fees	6,500	4,256	2,244	65.48%
Assessment Roll	-	6,042	(6,042)	0.00%
Disclosure Report	-	3,500	(3,500)	0.00%
District Counsel	15,000	2,487	12,513	16.58%
District Engineer	12,500	-	12,500	0.00%
Misc-admin Fee (%)	250	-	250	0.00%
District Manager	25,000	12,500	12,500	50.00%
Accounting Services	9,000	11,500	(2,500)	127.78%
Auditing Services	6,000	3,000	3,000	50.00%
Website Compliance	1,800	3,125	(1,325)	173.61%
Postage, Phone, Faxes, Copies	500	14	486	2.80%
Insurance - General Liability	3,594	3,338	256	92.88%
Public Officials Insurance	2,531	2,462	69	97.27%
Insurance Deductible	2,500	-	2,500	0.00%
Advertising	3,500	61	3,439	1.74%
Administrative Services	4,500	-	4,500	0.00%
Bank Fees	200	544	(344)	272.00%
Financial & Revenue Collections	1,200	2,042	(842)	170.17%
Meeting Expense	4,000	-	4,000	0.00%
Website Administration	1,200	750	450	62.50%
Office Supplies	100	-	100	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Reserve	10,000	-	10,000	0.00%
Total Administration	138,250	65,213	73,037	47.17%

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Electric Utility Services	147,000	1,611	145,389	1.10%
Street Lights	30,000	-	30,000	0.00%
Total Electric Utility Services	177,000	1,611	175,389	0.91%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	-	9,000	0.00%
Waterway Management Program	5,000	-	5,000	0.00%
Field Management	12,000	-	12,000	0.00%
Landscape Maintenance - Contract	349,500	-	349,500	0.00%
Aquatics - Contract	10,500	-	10,500	0.00%
Debris Cleanup	20,000	-	20,000	0.00%
Landscaping - Annuals	13,500	-	13,500	0.00%
Landscaping - Mulch	26,250	-	26,250	0.00%
Landscaping - Plant Replacement Program	35,250	-	35,250	0.00%
Aquatics Plant Replacemennt	30,000	-	30,000	0.00%
Fence R&M	10,000	-	10,000	0.00%
Landscaping - Irrigation Maintenance	22,500	-	22,500	0.00%
ROW Maintenance	30,000	-	30,000	0.00%
Trail R&M	25,000	-	25,000	0.00%
Ditch R&M	4,800	-	4,800	0.00%
Wetland Monitoring-R&M	5,000	-	5,000	0.00%
Pressure Washing Trail	15,000	-	15,000	0.00%
Hurricane Cleanup	35,000	-	35,000	0.00%
Mailbox Cover R&M	7,000	-	7,000	0.00%
Amenity Parking Area R&M	10,000	-	10,000	0.00%
Total Other Physical Environment	675,300	-	675,300	0.00%
TOTAL EXPENDITURES	990,550	66,824	923,726	6.75%
Excess (deficiency) of revenues				
Over (under) expenditures	-	258,085	258,085	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		8,400		
FUND BALANCE, ENDING		\$ 266,485		

BERRY BAY II
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
Debt Service Fund Series 2024 (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	\$ -	\$ 8,415	\$ 8,415	0.00%
TOTAL REVENUES	-	8,415	8,415	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	313,924	(313,924)	0.00%
Total Debt Service	-	313,924	(313,924)	0.00%
TOTAL EXPENDITURES	-	313,924	(313,924)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(305,509)	(305,509)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		1,047,395		
FUND BALANCE, ENDING		\$ 741,886		

BERRY BAY II

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending January 31, 2026

Capital Projects Fund - Series 2024 (301)

(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>
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,283	\$ 37,283	0.00%
TOTAL REVENUES	-	37,283	37,283	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	3,689,733	(3,689,733)	0.00%
Total Construction In Progress	-	3,689,733	(3,689,733)	0.00%
TOTAL EXPENDITURES	-	3,689,733	(3,689,733)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(3,652,450)	(3,652,450)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		4,573,378		
FUND BALANCE, ENDING		\$ 920,928		

Bank Account Statement

Berry Bay II CDD

Bank Account No. 9415
Statement No. 25_13

Statement Date 01/31/2026

G/L Account No. 101002 Balance	185,530.78	Statement Balance	186,336.65
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	186,336.65
Subtotal	185,530.78	Outstanding Checks	-805.87
Negative Adjustments	0.00	Ending Balance	185,530.78
Ending G/L Balance	185,530.78		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/27/2026		JE000155	Financial & Revenue Collections	Truist Bank	5,163.33	5,163.33	0.00
01/31/2026		JE000156	Interest - Investments	Interest Earned	245.03	245.03	0.00
Total Deposits					5,408.36	5,408.36	0.00
Checks							
							0.00
12/18/2025	Payment	1150	BUSINESS OBSERVER, INC.	Check for Vendor V00021	-61.25	-61.25	0.00
12/24/2025	Payment	1157	STRALEY ROBIN VERICKER	Check for Vendor V00004	-790.50	-790.50	0.00
01/07/2026	Payment	1161	GRAU & ASSOCIATES	Check for Vendor V00020	-3,000.00	-3,000.00	0.00
01/09/2026	Payment	1163	INFRAMARK LLC	Check for Vendor V00013	-4,793.88	-4,793.88	0.00
01/13/2026	Payment	1169	ALBERTO VIERA	Check for Vendor V00009	-200.00	-200.00	0.00
01/13/2026	Payment	1170	CARLOS DE LA OSSA	Check for Vendor V00008	-200.00	-200.00	0.00
01/13/2026	Payment	1171	KYLE SMITH	Check for Vendor V00010	-200.00	-200.00	0.00
01/13/2026	Payment	1172	NICHOLAS J. DISTER	Check for Vendor V00011	-200.00	-200.00	0.00
01/21/2026	Payment	1174	STRALEY ROBIN VERICKER	Check for Vendor V00004	-1,029.00	-1,029.00	0.00
01/27/2026	Payment	1175	INFRAMARK LLC	Check for Vendor V00013	-2.22	-2.22	0.00
01/31/2026		JE000157	Bank Fees	Service Charges	-145.96	-145.96	0.00
Total Checks					-10,622.81	-10,622.81	0.00
Adjustments							
Total Adjustments							
Outstanding Checks							
01/13/2026	Payment	1173	RYAN MOTKO	Check for Vendor V00012			-200.00
01/28/2026	Payment	1176	TECO	Check for Vendor V00025			-605.87

Bank Account Statement

Berry Bay II CDD

Bank Account No. 9415
Statement No. 25_13

Statement Date 01/31/2026

Total Outstanding Checks -805.87

Outstanding Deposits

Total Outstanding Deposits

BERRY BAY II
Payment Register by Fund
For the Period from 01/01/2026 to 01/31/2026
(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	1161	01/07/26	V00020	GRAU & ASSOCIATES	28391	AUDIT FYE 09/30/2025	AUDIT FYE 09/30/25	532002-51301	\$3,000.00
001	1163	01/09/26	V00013	INFRAMARK LLC	166657	NOV 25-POSTAGE	POSTAGE	541024-51301	\$2.22
001	1163	01/09/26	V00013	INFRAMARK LLC	167839	DISTRICT MANAGEMENT JAN 2026	ACCOUNTING SERVICES	532001-51301	\$1,458.33
001	1163	01/09/26	V00013	INFRAMARK LLC	167839	DISTRICT MANAGEMENT JAN 2026	DISTRICT MANAGER	531150-51301	\$2,083.33
001	1163	01/09/26	V00013	INFRAMARK LLC	167839	DISTRICT MANAGEMENT JAN 2026	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	1163	01/09/26	V00013	INFRAMARK LLC	167839	DISTRICT MANAGEMENT JAN 2026	ASSESSMENT ROLL	531141-51301	\$708.33
001	1163	01/09/26	V00013	INFRAMARK LLC	167839	DISTRICT MANAGEMENT JAN 2026	DISSEMINATION SERVICES	531012-51301	\$416.67
001	1169	01/13/26	V00009	ALBERTO VIERA	AV-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1170	01/13/26	V00008	CARLOS DE LA OSSA	CO-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1171	01/13/26	V00010	KYLE SMITH	KS-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1172	01/13/26	V00011	NICHOLAS J. DISTER	ND-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1173	01/13/26	V00012	RYAN MOTKO	RM-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	1174	01/21/26	V00004	STRALEY ROBIN VERICKER	27854	DEC 25-DISTRCT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51301	\$1,029.00
001	1175	01/27/26	V00013	INFRAMARK LLC	169004	DEC 25-POSTAGE	POSTAGE	541024-51301	\$2.22
001	1176	01/28/26	V00025	TECO	011426-221009606064	ELECTRIC 12/17/25-01/08/26	ELECTRIC	543006-53100	\$584.89
001	1176	01/28/26	V00025	TECO	011426-211036333790	ELECTRIC 12/09/25-01/08/26	ELECTRIC	543006-53100	\$20.98
Fund Total									\$10,430.97

Total Checks Paid	\$10,430.97
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