

**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.

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**

43
44
45
46
47
48
49
50
51
52
53
54
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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

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	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
Monthly Contract Subtotal			\$4,791.67	\$4,791.67	
Regular Services					
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
Regular Services Subtotal			\$8,929.80	\$8,929.80	
Additional Services					
INFRAMARK	8/28/2025	157132	\$6.72	\$6.72	MAIL NOTICES
Additional Services Subtotal			\$6.72	\$6.72	

BERRY BAY II
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TOTAL			\$13,728.19	\$13,728.19	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

158190

DATE

9/5/2025

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**

9/5/2025

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
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: 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 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	\$94.06
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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

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

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

Payment Information	
Invoice Summary	\$ 5,800.00
Payment Amount	
Payment for:	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	accounting@egisadvisors.com	09/03/2025
Atlanta, GA 30374-8555		



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159231

DATE

9/22/2025

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**

9/22/2025

Services provided for the Month of: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	1	Ea	0.74		0.74
Subtotal					0.74

Subtotal	\$0.74
Tax	\$0.00
Total Due	\$0.74

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.

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Board Meeting Date: September 04, 2025

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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

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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09/04/2025
Date

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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

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

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	\$3,551.00
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
Subtotal					6.72

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)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>DEBT SERVICE FUND</u>	<u>CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS FUND</u>	<u>GENERAL LONG TERM DEBT FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>						
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
TOTAL ASSETS	\$ 37,585	\$ 462,639	\$ 4,573,378	\$ 874,253	\$ 11,955,000	\$ 17,902,855
<u>LIABILITIES</u>						
Accounts Payable	\$ 42,662	\$ -	\$ -	\$ -	\$ -	\$ 42,662
Bonds Payable	-	-	-	-	11,955,000	11,955,000
Due To Other Funds	10,243	-	-	-	-	10,243
TOTAL LIABILITIES	52,905	-	-	-	11,955,000	12,007,905

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
<u>FUND BALANCES</u>						
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
TOTAL FUND BALANCES	(15,320)	462,639	4,573,378	874,253	-	5,894,950
TOTAL LIABILITIES & FUND BALANCES	\$ 37,585	\$ 462,639	\$ 4,573,378	\$ 874,253	\$ 11,955,000	\$ 17,902,855

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
<u>REVENUES</u>				
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%
TOTAL REVENUES	118,425	82,456	(35,969)	69.63%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	118,425	97,775	20,650	82.56%
TOTAL EXPENDITURES	118,425	97,775	20,650	82.56%

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
Excess (deficiency) of revenues				
Over (under) expenditures	-	(15,319)	(15,319)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		(1)		
FUND BALANCE, ENDING		<u>\$ (15,320)</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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 27,726	\$ 27,726	0.00%
Special Assmnts- CDD Collected	-	593,328	593,328	0.00%
TOTAL REVENUES	-	621,054	621,054	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	-	31,279	31,279	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	\$ -	\$ (375,249)	\$ (375,249)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		837,888		
FUND BALANCE, ENDING		\$ 462,639		

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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 398,197	\$ 398,197	0.00%
TOTAL REVENUES	-	398,197	398,197	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	7,096,955	(7,096,955)	0.00%
Total Construction In Progress	-	7,096,955	(7,096,955)	0.00%
TOTAL EXPENDITURES	-	7,096,955	(7,096,955)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(6,698,758)	(6,698,758)	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	\$ -	\$ (6,292,230)	\$ (6,292,230)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		10,865,608		
FUND BALANCE, ENDING		\$ 4,573,378		

Bank Account Statement

Berry Bay II CDD

Bank Account No. 9415
Statement No. 25_09

Statement Date 09/30/2025

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

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000114	Interest - Investments	Interest Earned	24.42	24.42	0.00
Total Deposits					24.42	24.42	0.00
Checks							
							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
Total Checks					-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
Total Outstanding Checks							-94.06
Outstanding Deposits							

Bank Account Statement

Berry Bay II CDD

Bank Account No. 9415

Statement No. 25_09

Statement Date

09/30/2025

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
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
Fund Total								<u>\$11,110.06</u>

Total Checks Paid	\$11,110.06
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Fund	Check#	Invoice #	Url
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	