

**BERRY BAY  
COMMUNITY DEVELOPMENT  
DISTRICT**

**JULY 10, 2025**

**REGULAR MEETING  
AGENDA PACKAGE**



2005 PAN AM CIRCLE, SUITE 300  
TAMPA, FL 33067

# Berry Bay Community Development District

## Board of Supervisors

Carlos de la Ossa, Chair  
Nicholas Dister, Vice-Chairman  
Ryan Motko, Assistant Secretary  
Kelly Evans, Assistant Secretary  
Chloe Firebaugh, Assistant Secretary

## District Staff

Jayna Cooper, District Manager  
John Vericker, District Counsel  
Tonja Stewart, District Engineer

## Regular Meeting Agenda

Thursday, July 10, 2025 at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held **July 10, 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#

## REGULAR MEETING OF THE 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. Acceptance of FY 2024 Final Audit
- B. Consideration of Resolution 2025-09; Re-Designation of Officers

### 4. CONSENT AGENDA

- A. Approval of Minutes of the June 05, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance May 2025
- C. Acceptance of the Financials and Approval of the Check Register for May 2025
- D. Ratification of Sunrise Landscape Proposal #24533 – Palm Removal and Replacement in Pool Area (\$4,850.00)
- E. Ratification of Sunrise Landscape Proposal #24537 – Palm Pruning Pool Area (\$1,625.00)
- F. Ratification of Sunrise Landscape Proposal #24538 – Muhly Grass Center Island (\$385.00)
- G. Ratification of Sunrise Landscape Proposal #24555 – Sod Removal and Replacement Two Areas (\$1,990.00)
- H. Ratification of Sunrise Landscape Proposal #25491 – Mulch Install in Annual Flower Beds (\$1,030.00)
- I. Ratification of Sunrise Landscape Proposal #25492 – Fallen Tree Removal (\$290.00)

### 5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
  - i. Field Inspections Report

### 6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

### 7. ADJOURNMENT

**BERRY BAY  
COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
FINANCIAL REPORT  
FOR THE FISCAL YEAR ENDED  
SEPTEMBER 30, 2024**

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA**

**TABLE OF CONTENTS**

	Page
INDEPENDENT AUDITOR'S REPORT	1-2
MANAGEMENT'S DISCUSSION AND ANALYSIS	3-6
BASIC FINANCIAL STATEMENTS	
Government-Wide Financial Statements:	
Statement of Net Position	7
Statement of Activities	8
Fund Financial Statements:	
Balance Sheet – Governmental Funds	9
Reconciliation of the Balance Sheet – Governmental Funds to the Statement of Net Position	10
Statement of Revenues, Expenditures and Changes in Fund Balances – Governmental Funds	11
Reconciliation of the Statement of Revenues, Expenditures and Changes in Fund Balances of Governmental Funds to the Statement of Activities	12
Notes to the Financial Statements	13-20
REQUIRED SUPPLEMENTARY INFORMATION	
Schedule of Revenues, Expenditures and Changes in Fund Balance – Budget and Actual – General Fund	21
Notes to Required Supplementary Information	22
OTHER INFORMATION	
Data Elements required by FL Statute 218.39 (3) (c)	23
INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH <i>GOVERNMENT AUDITING STANDARDS</i>	24-25
INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	26
MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA	27-28



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## INDEPENDENT AUDITOR'S REPORT

To the Board of Supervisors  
Berry Bay Community Development District  
Hillsborough County, Florida

### Report on the Audit of the Financial Statements

#### ***Opinions***

We have audited the accompanying financial statements of the governmental activities and each major fund of Berry Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2024, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

#### ***Basis for Opinions***

We conducted our audit in accordance with auditing standards generally accepted in the United States of America (GAAS) and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the District and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

#### ***Responsibilities of Management for the Financial Statements***

The District's management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America; and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

#### ***Auditor's Responsibilities for the Audit of the Financial Statements***

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with GAAS will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with GAAS, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the District's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control–related matters that we identified during the audit.

### ***Required Supplementary Information***

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, 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. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about 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 do 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.

### ***Other Information Included in the Financial Report***

Management is responsible for the other information included in the financial report. The other information comprises the information for compliance with FL Statute 218.39 (3) (c), but does not include the financial statements and our auditor's report thereon. Our opinions on the financial statements do not cover the other information, and we do not express an opinion or any form of assurance thereon. In connection with our audit of the financial statements, our responsibility is to read the other information and consider whether a material inconsistency exists between the other information and the financial statements, or the other information otherwise appears to be materially misstated. If, based on the work performed, we conclude that an uncorrected material misstatement of the other information exists, we are required to describe it in our report.

### ***Other Reporting Required by Government Auditing Standards***

In accordance with *Government Auditing Standards*, we have also issued our report dated June 25, 2025, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

June 25, 2025

## MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Berry Bay Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2024. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

### FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,381,636.
- The change in the District's total net position in comparison with the prior fiscal year was \$1,070,703, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2024, the District's governmental funds reported combined ending fund balances of \$1,881,396, an increase of \$170,852 in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, non-spendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

### OVERVIEW OF FINANCIAL STATEMENTS

This discussion and analysis are intended to serve as the introduction to the District's basic financial statements. The District's basic financial statements are comprised of three components: 1) government-wide financial statements, 2) fund financial statements, and 3) notes to the financial statements. This report also contains other supplementary information in addition to the basic financial statements themselves.

#### Government-Wide Financial Statements

The government-wide financial statements are designed to provide readers with a broad overview of the District's finances, in a manner similar to a private-sector business.

The statement of net position presents information on all the District's assets, deferred outflows of resources, liabilities, and deferred inflows of resources with the residual amount being reported as net position. Over time, increases or decreases in net position may serve as a useful indicator of whether the financial position of the District is improving or deteriorating.

The statement of activities presents information showing how the government's net position changed during the most recent fiscal year. All changes in net position are reported as soon as the underlying event giving rise to the change occurs, regardless of the timing of related cash flows. Thus, revenues and expenses are reported in this statement for some items that will only result in cash flows in future fiscal periods.

The government-wide financial statements include all governmental activities that are principally supported by special assessments and Developer contributions. The District does not have any business-type activities. The governmental activities of the District include general government (management) and maintenance functions.

#### Fund Financial Statements

A fund is a grouping of related accounts that is used to maintain control over resources that have been segregated for specific activities or objectives. The District, like other state and local governments, uses fund accounting to ensure and demonstrate compliance with finance-related legal requirements. The District has one fund category, governmental funds.

## OVERVIEW OF FINANCIAL STATEMENTS (Continued)

### Governmental Funds

Governmental funds are used to account for essentially the same functions reported as governmental activities in the government-wide financial statements. However, unlike the government-wide financial statements, governmental fund financial statements focus on near-term inflows and outflow of spendable resources, as well as on balances of spendable resources available at the end of the fiscal year. Such information may be useful in evaluating a District's near-term financing requirements.

Because the focus of governmental funds is narrower than that of the government-wide financial statements, it is useful to compare the information presented for governmental funds with similar information presented for governmental activities in the government-wide financial statements. By doing so, readers may better understand the long-term impact of the District's near-term financing decisions. Both the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances provide a reconciliation to facilitate this comparison between governmental funds and governmental activities.

The District maintains three governmental funds for external reporting. Information is presented separately in the governmental fund balance sheet and the governmental fund statement of revenues, expenditures, and changes in fund balances for the general fund, debt service fund and capital projects fund, all of which are considered major funds.

The District adopts an annual appropriated budget for its general fund. A budgetary comparison schedule has been provided for the general fund to demonstrate compliance with the budget.

### Notes to the Financial Statements

The notes provide additional information that is essential to a full understanding of the data provided in the government-wide and fund financial statements.

### GOVERNMENT-WIDE FINANCIAL ANALYSIS

As noted earlier, net position may serve over time as a useful indicator of an entity's financial position. In the case of the District, assets exceeded liabilities at the close of the most recent fiscal year.

Key components of the District's net position are reflected in the following table:

NET POSITION SEPTEMBER 30,			
	2024		2023
Assets, excluding capital assets	\$ 1,905,770	\$	1,928,977
Capital assets, net of depreciation	26,031,253		25,601,261
Total assets	27,937,023		27,530,238
Current liabilities	427,879		627,720
Long-term liabilities	23,127,508		23,591,585
Total liabilities	23,555,387		24,219,305
Net Position			
Net investment in capital assets	2,903,745		2,009,676
Restricted	1,236,633		1,287,069
Unrestricted	241,258		14,188
Total net position	\$ 4,381,636	\$	3,310,933

The District's net position reflects its investment in capital assets (e.g. land, land improvements, and infrastructure) less any related debt used to acquire those assets that is still outstanding. These assets are used to provide services to residents; consequently, these assets are not available for future spending. Although the District's investment in capital assets is reported net of related debt, it should be noted that the resources needed to repay this debt must be provided from other sources, since the capital assets themselves cannot be used to liquidate these liabilities.

## GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

The restricted portion of the District's net position represents resources that are subject to external restrictions on how they may be used. The remaining balance of unrestricted net position may be used to meet the District's other obligations.

The District's net position increased during the most recent fiscal year. The majority of the increase represents the extent to which ongoing program revenues exceeded the cost of operations.

Key elements of the change in net position are reflected in the following table:

CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,		
	2024	2023
Revenues:		
Program revenues		
Charges for services	\$ 2,755,026	\$ 1,931,385
Operating grants and contributions	74,798	52,013
Capital grants and contributions	116,038	633,261
General revenues	2,829	1,325
Total revenues	2,948,691	2,617,984
Expenses:		
General government	187,005	117,329
Maintenance and operations	718,555	472,386
Bond issuance costs	-	304,550
Interest	972,428	827,434
Total expenses	1,877,988	1,721,699
Change in net position	1,070,703	896,285
Net position - beginning	3,310,933	2,414,648
Net position - ending	\$ 4,381,636	\$ 3,310,933

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2024 was \$1,877,988. The costs of the District's activities were partially funded by program revenues. Program revenues, comprised primarily of assessments and developer contributions, increased during the fiscal year as a result of increase in assessments as the District is build out. In total, expenses, increased from the prior fiscal year, the majority of the increase was the result of an increase in professional services including the landscape maintenance and irrigation, utilities as well as onsite staff.

## GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

## CAPITAL ASSETS AND DEBT ADMINISTRATION

### Capital Assets

At September 30, 2024, the District had \$26,031,253 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

### Capital Debt

At September 30, 2024, the District had \$23,020,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

## ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

Subsequent to fiscal year end, the District issued \$2,435,000 of Series 2024 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 – May 1, 2054 and fixed interest rates ranging from 4.25% to 5.35%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

## CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

This financial report is designed to provide our citizens, land owners, taxpayers, customers, investors and creditors with a general overview of the District's finances and to demonstrate the District's accountability for the financial resources it manages and the stewardship of the facilities it maintains. If you have questions about this report or need additional financial information, contact Berry Bay Community Development District's Finance Department at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

	Governmental Activities
<b>ASSETS</b>	
Cash	\$ 241,653
Assessments receivable	14,305
Prepaid items	9,674
Restricted assets:	
Investments	1,640,138
Capital assets:	
Nondepreciable	26,031,253
Total assets	<u>27,937,023</u>
<b>LIABILITIES</b>	
Accounts payable and accrued expenses	24,374
Accrued interest payable	403,505
Non-current liabilities:	
Due within one year	475,000
Due in more than one year	22,652,508
Total liabilities	<u>23,555,387</u>
<b>NET POSITION</b>	
Net investment in capital assets	2,903,745
Restricted for debt service	1,166,834
Restricted for capital projects	69,799
Unrestricted	241,258
Total net position	<u>\$ 4,381,636</u>

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	
Primary government:					
Governmental activities:					
General government	\$ 187,005	\$ 187,005	\$ -	\$ -	\$ -
Maintenance and operations	718,555	942,796	-	116,038	340,279
Interest on long-term debt	972,428	1,625,225	74,798	-	727,595
Total governmental activities	<u>1,877,988</u>	<u>2,755,026</u>	<u>74,798</u>	<u>116,038</u>	<u>1,067,874</u>
General revenues:					
Miscellaneous Revenue					<u>2,829</u>
Total general revenues					<u>2,829</u>
Change in net position					1,070,703
Net position - beginning					<u>3,310,933</u>
Net position - ending					<u><u>\$ 4,381,636</u></u>

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
BALANCE SHEET  
GOVERNMENTAL FUNDS  
SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>ASSETS</b>				
Cash	\$ 241,653	\$ -	\$ -	\$ 241,653
Investments	-	1,570,339	69,799	1,640,138
Assessments receivable	14,305	-	-	14,305
Prepaid items	9,674	-	-	9,674
Total assets	<u>\$ 265,632</u>	<u>\$ 1,570,339</u>	<u>\$ 69,799</u>	<u>\$ 1,905,770</u>
<b>LIABILITIES AND FUND BALANCES</b>				
Liabilities:				
Accounts payable and accrued expenses	\$ 24,374	\$ -	\$ -	\$ 24,374
Total liabilities	<u>24,374</u>	<u>-</u>	<u>-</u>	<u>24,374</u>
Fund balances:				
Nonspendable:				
Prepaid items	9,674	-	-	9,674
Restricted for:				
Debt service	-	1,570,339	-	1,570,339
Capital projects	-	-	69,799	69,799
Unassigned	231,584	-	-	231,584
Total fund balances	<u>241,258</u>	<u>1,570,339</u>	<u>69,799</u>	<u>1,881,396</u>
Total liabilities and fund balances	<u>\$ 265,632</u>	<u>\$ 1,570,339</u>	<u>\$ 69,799</u>	<u>\$ 1,905,770</u>

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE BALANCE SHEET –  
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION  
SEPTEMBER 30, 2024**

Total fund balances - governmental funds \$ 1,881,396

Amounts reported for governmental activities in the statement of net position  
are different because:

Capital assets used in governmental activities are not financial resources and, therefore, are not reported as assets in the governmental funds. The statement of net position includes those capital assets, net of any accumulated depreciation, in the net position of the government as a whole.

Cost of capital assets	26,031,253	
Accumulated depreciation	-	26,031,253

Liabilities not due and payable from current available resources are not reported as liabilities in the governmental fund statements. All liabilities, both current and long-term, are reported in the government-wide financial statements.

Accrued interest payable	(403,505)	
Unamortized original issue discount	13,406	
Unamortized original issue premium	(120,914)	
Bonds payable	(23,020,000)	(23,531,013)
Net position of governmental activities		\$ 4,381,636

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
STATEMENT OF REVENUES, EXPENDITURES,  
AND CHANGES IN FUND BALANCES  
GOVERNMENTAL FUNDS  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Major Funds			Total
	General	Debt Service	Capital Projects	Governmental Funds
<b>REVENUES</b>				
Assessments	\$ 1,129,801	\$ 1,625,225	\$ -	\$ 2,755,026
Developer contributions	-	-	88,854	88,854
Interest income	-	74,798	27,184	101,982
Miscellaneous Revenue	2,829	-	-	2,829
<b>Total revenues</b>	<b>1,132,630</b>	<b>1,700,023</b>	<b>116,038</b>	<b>2,948,691</b>
<b>EXPENDITURES</b>				
Current:				
General government	187,005	-	-	187,005
Maintenance and operations	718,555	-	-	718,555
Debt Service:				
Principal	-	460,000	-	460,000
Interest	-	982,287	-	982,287
Capital outlay	-	-	429,992	429,992
<b>Total expenditures</b>	<b>905,560</b>	<b>1,442,287</b>	<b>429,992</b>	<b>2,777,839</b>
Excess (deficiency) of revenues over (under) expenditures	227,070	257,736	(313,954)	170,852
<b>OTHER FINANCING SOURCES (USES)</b>				
Interfund transfers in (out)	-	(18,898)	18,898	-
<b>Total other financing sources (uses)</b>	<b>-</b>	<b>(18,898)</b>	<b>18,898</b>	<b>-</b>
Net change in fund balances	227,070	238,838	(295,056)	170,852
Fund balances - beginning	14,188	1,331,501	364,855	1,710,544
Fund balances - ending	\$ 241,258	\$ 1,570,339	\$ 69,799	\$ 1,881,396

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

Net change in fund balances - total governmental funds	\$	170,852
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Amounts reported for governmental activities in the statement of activities are different because:

Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		429,992
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Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		460,000
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Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:

Amortization of original issue premium		4,548
Amortization of original issue discount		(471)
Change in accrued interest		5,782
Change in net position of governmental activities	\$	1,070,703

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO FINANCIAL STATEMENTS**

**NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY**

Berry Bay Community Development District ("District") was established on March 11, 2020, pursuant to the Uniform Community Development District Act of 1980, otherwise known as Chapter 190, Florida Statutes, by Hillsborough County Ordinance 20-7. The Act provides among other things, the power to manage basic services for community development, power to borrow money and issue bonds, and to levy and assess non-ad valorem assessments for the financing and delivery of capital infrastructure.

The District was established for the purposes of financing and managing the acquisition, construction, maintenance and operation of a portion of the infrastructure necessary for community development within the District.

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2024, three of the Board members are affiliated with Eisenhower Property Group, the Developer, one with Lennar Homes, LLC, and one with MI Homes.

The Board has the responsibility for:

1. Assessing and levying assessments.
2. Approving budgets.
3. Exercising control over facilities and properties.
4. Controlling the use of funds generated by the District.
5. Approving the hiring and firing of key personnel.
6. Financing improvements.

The financial statements were prepared in accordance with Governmental Accounting Standards Board ("GASB") Statements. Under the provisions of those standards, the financial reporting entity consists of the primary government, organizations for which the District is considered to be financially accountable and other organizations for which the nature and significance of their relationship with the District are such that, if excluded, the financial statements of the District would be considered incomplete or misleading. There are no entities considered to be component units of the District; therefore, the financial statements include only the operations of the District.

**NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**Government-Wide and Fund Financial Statements**

The basic financial statements include both government-wide and fund financial statements.

The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government. For the most part, the effect of interfund activity has been removed from these statements.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues. *Direct expenses* are those that are clearly identifiable with a specific function or segment. *Program revenues* include 1) charges to customers who purchase, use or directly benefit from goods, services or privileges provided by a given function or segment; operating-type special assessments for maintenance and debt service are treated as charges for services and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Other items not included among program revenues are reported instead as *general revenues*.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Measurement Focus, Basis of Accounting and Financial Statement Presentation

The government-wide financial statements are reported using the *economic resources measurement* focus and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Assessments are recognized as revenues in the year for which they are levied. Grants and similar items are to be recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

Governmental fund financial statements are reported using the *current financial resources measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be *available* when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures are recorded only when payment is due.

### Assessments

Assessments are non-ad valorem assessments on all platted lots within the District. Assessments are levied each November 1 on property as of the previous January 1 to pay for the operations and maintenance of the District. The fiscal year for which annual assessments are levied begins on October 1 with discounts available for payments through February 28 and become delinquent on April 1. For debt service assessments, amounts collected as advance payments are used to prepay a portion of the Bonds outstanding. Otherwise, assessments are collected annually to provide funds for the debt service on the portion of the Bonds which are not paid with prepaid assessments.

Assessments and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Only the portion of assessments receivable due within the current fiscal period is considered to be susceptible to accrual as revenue of the current period.

The District reports the following major governmental funds:

### General Fund

The general fund is the general operating fund of the District. It is used to account for all financial resources except those required to be accounted for in another fund.

### Debt Service Fund

The debt service fund is used to account for the accumulation of resources for the annual payment of principal and interest on long-term debt.

### Capital Projects Fund

This fund accounts for the financial resources to be used for the acquisition or construction of major infrastructure within the District.

As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

When both restricted and unrestricted resources are available for use, it is the District's policy to use restricted resources first for qualifying expenditures, then unrestricted resources as they are needed.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity**

#### **Restricted Assets**

These assets represent cash and investments set aside pursuant to Bond covenants or other contractual restrictions.

#### **Deposits and Investments**

The District's cash and cash equivalents are considered to be cash on hand and demand deposits (interest and non-interest bearing).

The District has elected to proceed under the Alternative Investment Guidelines as set forth in Section 218.415 (17) Florida Statutes. The District may invest any surplus public funds in the following:

- a) The Local Government Surplus Trust Funds, or any intergovernmental investment pool authorized pursuant to the Florida Interlocal Cooperation Act;
- b) Securities and Exchange Commission registered money market funds with the highest credit quality rating from a nationally recognized rating agency;
- c) Interest bearing time deposits or savings accounts in qualified public depositories;
- d) Direct obligations of the U.S. Treasury.

Securities listed in paragraph c and d shall be invested to provide sufficient liquidity to pay obligations as they come due.

The District records all interest revenue related to investment activities in the respective funds. Investments are measured at amortized cost or reported at fair value as required by generally accepted accounting principles.

#### **Inventories and Prepaid Items**

Inventories of governmental funds are recorded as expenditures when consumed rather than when purchased.

Certain payments to vendors reflect costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

#### **Capital Assets**

Capital assets which include property, plant and equipment, and infrastructure assets (e.g., roads, sidewalks and similar items) are reported in the government activities columns in the government-wide financial statements. Capital assets are defined by the government as assets with an initial, individual cost of more than \$5,000 (amount not rounded) and an estimated useful life in excess of two years. Such assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition value at the date of donation.

The costs of normal maintenance and repairs that do not add to the value of the asset or materially extend assets lives are not capitalized. Major outlays for capital assets and improvements are capitalized as projects are constructed.

No depreciation has been taken in the current fiscal year as the District's infrastructure and other capital assets are under construction.

In the governmental fund financial statements, amounts incurred for the acquisition of capital assets are reported as fund expenditures. Depreciation expense is not reported in the governmental fund financial statements.

## **NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)**

### **Assets, Liabilities and Net Position or Equity (Continued)**

#### Unearned Revenue

Governmental funds report unearned revenue in connection with resources that have been received, but not yet earned.

#### Long-Term Obligations

In the government-wide financial statements long-term debt and other long-term obligations are reported as liabilities in the statement of net position. Bond premiums and discounts are deferred and amortized ratably over the life of the Bonds. Bonds payable are reported net of applicable premiums or discounts. Bond issuance costs are expensed when incurred.

In the fund financial statements, governmental fund types recognize premiums and discounts, as well as issuance costs, during the current period. The face amount of debt issued is reported as other financing sources. Premiums received on debt issuances are reported as other financing sources while discounts on debt issuances are reported as other financing uses. Issuance costs, whether or not withheld from the actual debt proceeds received, are reported as debt service expenditures.

#### Deferred Outflows/Inflows of Resources

In addition to assets, the statement of financial position will sometimes report a separate section for deferred outflows of resources. This separate financial statement element, deferred outflows of resources, represents a consumption of net position that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then.

In addition to liabilities, the statement of financial position will sometimes report a separate section for deferred inflows of resources. This separate financial statement element, deferred inflows of resources, represents an acquisition of net position that applies to a future period(s) and so will not be recognized as an inflow of resources (revenue) until that time.

#### Fund Equity/Net Position

In the fund financial statements, governmental funds report non spendable and restricted fund balance for amounts that are not available for appropriation or are legally restricted by outside parties for use for a specific purpose. Assignments of fund balance represent tentative management plans that are subject to change.

The District can establish limitations on the use of fund balance as follows:

Committed fund balance – Amounts that can be used only for the specific purposes determined by a formal action (resolution) of the Board of Supervisors. Commitments may be changed or lifted only by the Board of Supervisors taking the same formal action (resolution) that imposed the constraint originally. Resources accumulated pursuant to stabilization arrangements sometimes are reported in this category.

Assigned fund balance – Includes spendable fund balance amounts established by the Board of Supervisors that are intended to be used for specific purposes that are neither considered restricted nor committed. The Board may also assign fund balance as it does when appropriating fund balance to cover differences in estimated revenue and appropriations in the subsequent year's appropriated budget. Assignments are generally temporary and normally the same formal action need not be taken to remove the assignment.

The District first uses committed fund balance, followed by assigned fund balance and then unassigned fund balance when expenditures are incurred for purposes for which amounts in any of the unrestricted fund balance classifications could be used.

## NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

### Assets, Liabilities and Net Position or Equity (Continued)

#### Fund Equity/Net Position (Continued)

Net position is the difference between assets and deferred outflows of resources less liabilities and deferred inflows of resources. Net position in the government-wide financial statements are categorized as net investment in capital assets, restricted or unrestricted. Net investment in capital assets represents net position related to infrastructure and property, plant and equipment. Restricted net position represents the assets restricted by the District's Bond covenants or other contractual restrictions. Unrestricted net position consists of the net position not meeting the definition of either of the other two components.

### Other Disclosures

#### Use of Estimates

The preparation of financial statements in conformity with generally accepted accounting principles requires management to make estimates and assumptions that affect the reported amounts of assets and liabilities, and disclosure of contingent assets and liabilities at the date of the financial statements, and the reported amounts of revenues and expenditures during the reporting period. Actual results could differ from those estimates.

## NOTE 3 – BUDGETARY INFORMATION

The District is required to establish a budgetary system and an approved Annual Budget. Annual Budgets are adopted on a basis consistent with generally accepted accounting principles for the general fund. All annual appropriations lapse at fiscal year-end.

The District follows these procedures in establishing the budgetary data reflected in the financial statements.

- a) Each year the District Manager submits to the District Board a proposed operating budget for the fiscal year commencing the following October 1.
- b) Public hearings are conducted to obtain public comments.
- c) Prior to October 1, the budget is legally adopted by the District Board.
- d) All budget changes must be approved by the District Board.
- e) The budgets are adopted on a basis consistent with generally accepted accounting principles.
- f) Unused appropriation for annually budgeted funds lapse at the end of the year.

## NOTE 4 – DEPOSITS AND INVESTMENTS

### Deposits

The District's cash balances were entirely covered by federal depository insurance or by a collateral pool pledged to the State Treasurer. Florida Statutes Chapter 280, "Florida Security for Public Deposits Act", requires all qualified depositories to deposit with the Treasurer or another banking institution eligible collateral equal to various percentages of the average daily balance for each month of all public deposits in excess of any applicable deposit insurance held. The percentage of eligible collateral (generally, U.S. Governmental and agency securities, state or local government debt, or corporate bonds) to public deposits is dependent upon the depository's financial history and its compliance with Chapter 280. In the event of a failure of a qualified public depository, the remaining public depositories would be responsible for covering any resulting losses.

### Investments

The District's investments were held as follows at September 30, 2024:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 69,799	N/A	Not available
First American Treasury Oblig Fd Cl Y	874,672	S&P AAAM	31 days
First American Government Oblig Fd Cl Y	695,667	S&P AAAM	31 days
Total Investments	<u>\$ 1,640,138</u>		

## NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

### Investments (Continued)

*Credit risk* – For investments, credit risk is generally the risk that an issuer of an investment will not fulfill its obligation to the holder of the investment. This is measured by the assignment of a rating by a nationally recognized statistical rating organization. Investment ratings by investment type are included in the preceding summary of investments.

*Concentration risk* – The District places no limit on the amount the District may invest in any one issuer.

*Interest rate risk* – The District does not have a formal policy that limits investment maturities as a means of managing exposure to fair value losses arising from increasing interest rates.

However, the Bond Indenture limits the type of investments held using unspent proceeds.

*Fair Value Measurement* – When applicable, the District measures and records its investments using fair value measurement guidelines established in accordance with GASB Statements. The framework for measuring fair value provides a fair value hierarchy that prioritizes the inputs to valuation techniques.

These guidelines recognize a three-tiered fair value hierarchy, in order of highest priority, as follows:

- *Level 1:* Investments whose values are based on unadjusted quoted prices for identical investments in active markets that the District has the ability to access;
- *Level 2:* Investments whose inputs - other than quoted market prices - are observable either directly or indirectly; and,
- *Level 3:* Investments whose inputs are unobservable.

The fair value measurement level within the fair value hierarchy is based on the lowest level of any input that is significant to the entire fair value measurement. Valuation techniques used should maximize the use of observable inputs and minimize the use of unobservable inputs.

Money market investments that have a maturity at the time of purchase of one year or less and are held by governments other than external investment pools should be measured at amortized cost. Accordingly, the District's investments have been reported at amortized cost above.

## NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2024 were as follows:

Fund	Transfer in	Transfer out
Debt Service	\$ -	\$ 18,898
Capital projects	18,898	-
Total	<u>\$ 18,898</u>	<u>\$ 18,898</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures.

## NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2024 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 25,601,261	\$ 429,992	\$ -	\$ 26,031,253
Total capital assets, not being depreciated	<u>25,601,261</u>	<u>429,992</u>	<u>-</u>	<u>26,031,253</u>
Governmental activities capital assets, net	<u>\$ 25,601,261</u>	<u>\$ 429,992</u>	<u>\$ -</u>	<u>\$ 26,031,253</u>

## **NOTE 6 – CAPITAL ASSETS (Continued)**

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$37,480,000, and will be developed in phases including Area One and Area Two. The infrastructure will include water management and control facilities, potable water, sewer and wastewater management, roadways, landscaping and hardscape, and amenities. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain infrastructure are to be conveyed to others for ownership and maintenance responsibilities.

The Developer is managing the construction project, therefore the majority of the constructed infrastructure in prior years was acquired from the Developer. In the current fiscal year, the District paid the Developer \$422,527 for the acquisition of infrastructure improvements using proceeds from Bonds. In conjunction with Completion and Construction Funding Agreements, the District recognized Developer contributions to the capital projects fund for the current fiscal year of \$88,854.

## **NOTE 7 – LONG-TERM LIABILITIES**

### **Series 2021**

On January 28, 2021, the District issued \$17,760,000 of Special Assessment Revenue Bonds, Series 2021, consisting of multiple term bonds with due dates ranging from May 1, 2026 to May 1, 2051, and interest rates ranging from 2.625% - 3.8%. The Bonds were issued to finance the costs of acquisition of the Assessment Area One Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2021. Principal on the Bonds is to be paid serially commencing May 1, 2022 through May 1, 2051.

The Series 2021 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

### **Series 2023**

On March 9, 2023, the District issued \$6,430,000 of Special Assessment Revenue Bonds, Series 2023, consisting of multiple term bonds with due dates ranging from May 1, 2030 to May 1, 2053, and interest rates ranging from 4.625% - 5.75%. The Bonds were issued to finance the costs of acquisition of the Assessment Area Two Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2023. Principal on the Bonds is to be paid serially commencing May 1, 2024 through May 1, 2053.

The Series 2023 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. The District was in compliance with the requirements at September 30, 2024.

## NOTE 7 – LONG-TERM LIABILITIES (Continued)

### Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2024 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	\$ 17,050,000	\$ -	\$ 370,000	\$ 16,680,000	\$ 380,000
Plus Bond premium	125,462	-	4,548	120,914	-
Series 2023	6,430,000	-	90,000	6,340,000	95,000
Less Bond discount	(13,877)	-	(471)	(13,406)	-
Total	<u>\$ 23,591,585</u>	<u>\$ -</u>	<u>\$ 464,077</u>	<u>\$ 23,127,508</u>	<u>\$ 475,000</u>

At September 30, 2024, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2025	\$ 475,000	\$ 968,413	\$ 1,443,413
2026	490,000	954,044	1,444,044
2027	510,000	939,181	1,449,181
2028	525,000	921,669	1,446,669
2029	545,000	903,613	1,448,613
2030-2034	3,030,000	4,209,413	7,239,413
2035-2039	3,705,000	3,551,594	7,256,594
2040-2044	4,555,000	2,678,613	7,233,613
2045-2049	5,690,000	1,553,313	7,243,313
2050-2053	3,495,000	320,625	3,815,625
Total	<u>\$ 23,020,000</u>	<u>\$ 17,000,478</u>	<u>\$ 40,020,478</u>

## NOTE 8 – DEVELOPER TRANSACTIONS

The Developer owns a portion of land within the District; therefore, assessment revenues in the general and debt service funds include the assessments levied on those lots owned by the Developer.

## NOTE 9 – CONCENTRATION

The District's activity is dependent upon the continued involvement of the Developer and major landowners, the loss of which would have a material adverse effect on the District's operations.

## NOTE 10 – MANAGEMENT COMPANY

The District has contracted with a management company to perform management advisory services, which include financial and accounting services. Certain employees of the management company also serve as officers (Board appointed non-voting positions) of the District. Under the agreement, the District compensates the management company for management, accounting, financial reporting, and other administrative costs.

## NOTE 11 – RISK MANAGEMENT

The District is exposed to various risks of loss related to torts; theft of, damage to, and destruction of assets; errors and omissions; and natural disasters. The District has obtained commercial insurance from independent third parties to mitigate the costs of these risks; coverage may not extend to all situations. There were no settled claims since inception of the District.

## NOTE 12 – SUBSEQUENT EVENTS

Subsequent to fiscal year end, the District issued \$2,435,000 of Series 2024 Bonds, consisting of multiple term bonds with due dates ranging from May 1, 2031 – May 1, 2054 and fixed interest rates ranging from 4.25% to 5.35%. The Bonds were issued to finance the acquisition and construction of certain improvements for the benefit of the District.

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN  
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024**

	Budgeted Amounts		Variance with Final Budget -
	Original and Final	Actual Amounts	Positive (Negative)
REVENUES			
Assessments	\$ 1,050,320	\$ 1,129,801	\$ 79,481
Miscellaneous revenue	-	2,829	2,829
Total revenues	<u>1,050,320</u>	<u>1,132,630</u>	<u>82,310</u>
EXPENDITURES			
Current:			
General government	142,615	187,005	(44,390)
Maintenance and operations	907,705	718,555	189,150
Total expenditures	<u>1,050,320</u>	<u>905,560</u>	<u>144,760</u>
Excess (deficiency) of revenues over (under) expenditures	<u>-</u>	227,070	<u>\$ 227,070</u>
Fund balance - beginning		<u>14,188</u>	
Fund balance - ending		<u>\$ 241,258</u>	

See notes to required supplementary information

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
NOTES TO REQUIRED SUPPLEMENTARY INFORMATION**

The District is required to establish a budgetary system and an approved Annual Budget for the General Fund. The District's budgeting process is based on estimates of cash receipts and cash expenditures which are approved by the Board. The budget approximates a basis consistent with accounting principles generally accepted in the United States of America (generally accepted accounting principles).

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. Actual general fund expenditures did not exceed appropriations for the fiscal year ended September 30, 2024.

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
HILLSBOROUGH COUNTY, FLORIDA  
OTHER INFORMATION – DATA ELEMENTS  
REQUIRED BY FL STATUTE 218.39(3)(C)  
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2024  
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	11
Employee compensation	\$0
Independent contractor compensation	\$275,205
Construction projects to begin on or after October 1; (>\$65k)	not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance
Single Family 40'	\$952.00
Single Family 50'	\$1,190.00
Single Family 60'	\$1,428.00
	Debt service
Single Family 40'	\$1,276.18
Single Family 50'	\$1,595.23
Single Family 60'	\$1,914.27
Special assessments collected	\$2,755,026
Outstanding Bonds:	
Series 2021	\$16,680,000
Series 2023	\$6,340,000



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**INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL  
REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT  
OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH  
GOVERNMENT AUDITING STANDARDS**

To the Board of Supervisors  
Berry Bay Community Development District  
Hillsborough County, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Berry Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated June 25, 2025.

**Report on Internal Control Over Financial Reporting**

In planning and performing our audit of the financial statements, we considered the District's internal control over financial reporting (internal control) to determine the audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of the District's internal control. Accordingly, we do not express an opinion on the effectiveness of the District's internal control.

*A deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected on a timely basis. A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance.

Our consideration of internal control was for the limited purpose described in the first paragraph of this section and was not designed to identify all deficiencies in internal control that might be material weaknesses or, significant deficiencies. Given these limitations, during our audit we did not identify any deficiencies in internal control that we consider to be material weaknesses. However, material weaknesses or significant deficiencies may exist that were not identified.

**Report on Compliance and Other Matters**

As part of obtaining reasonable assurance about whether the District's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and agreements, noncompliance with which could have a direct and material effect on the determination of financial statement amounts. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

**Purpose of this Report**

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

June 25, 2025



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**INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE WITH THE  
REQUIREMENTS OF SECTION 218.415, FLORIDA STATUTES, REQUIRED BY  
RULE 10.556(10) OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

To the Board of Supervisors  
Berry Bay Community Development District  
Hillsborough County, Florida

We have examined Berry Bay Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2024. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

Our examination was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the District complied, in all material respects, with the specified requirements referenced in Section 218.415, Florida Statutes. An examination involves performing procedures to obtain evidence about whether the District complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion. Our examination does not provide a legal determination on the District's compliance with specified requirements.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2024.

This report is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, management, and the Board of Supervisors of Berry Bay Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

June 25, 2025



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## **MANAGEMENT LETTER PURSUANT TO THE RULES OF THE AUDITOR GENERAL FOR THE STATE OF FLORIDA**

To the Board of Supervisors  
Berry Bay Community Development District  
Hillsborough County, Florida

### **Report on the Financial Statements**

We have audited the accompanying basic financial statements of Berry Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated June 25, 2025.

### **Auditor's Responsibility**

We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and Chapter 10.550, Rules of the Auditor General.

### **Other Reporting Requirements**

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated June 25, 2025, should be considered in conjunction with this management letter.

### **Purpose of this Letter**

The purpose of this letter is to comment on those matters required by Chapter 10.550 of the Rules of the Auditor General of the state of Florida. Accordingly, in connection with our audit of the financial statements of the District, as described in the first paragraph, we report the following:

- I. Current year findings and recommendations.**
- II. Status of prior year findings and recommendations.**
- III. Compliance with the Provisions of the Auditor General of the State of Florida.**

Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, as applicable, management, and the Board of Supervisors of Berry Bay Community Development District, Hillsborough County, Florida and is not intended to be and should not be used by anyone other than these specified parties.

We wish to thank Berry Bay Community Development District, Hillsborough County, Florida and the personnel associated with it, for the opportunity to be of service to them in this endeavor as well as future engagements, and the courtesies extended to us.

June 25, 2025

## **REPORT TO MANAGEMENT**

### **I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS**

None

### **II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS**

None

### **III. COMPLIANCE WITH THE PROVISIONS OF THE AUDITOR GENERAL OF THE STATE OF FLORIDA**

Unless otherwise required to be reported in the auditor's report on compliance and internal controls, the management letter shall include, but not be limited to the following:

1. A statement as to whether or not corrective actions have been taken to address findings and recommendations made in the preceding annual financial audit report.

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2023.

2. Any recommendations to improve the local governmental entity's financial management.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2024.

3. Noncompliance with provisions of contracts or grant agreements, or abuse, that have occurred, or are likely to have occurred, that have an effect on the financial statements that is less than material but which warrants the attention of those charged with governance.

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2024.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.
5. The District has not met one or more of the financial emergency conditions described in Section 218.503(1), Florida Statutes.
6. We applied financial condition assessment procedures and no deteriorating financial conditions were noted as of September 30, 2024. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.
7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 23.

**RESOLUTION 2025-09**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

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

**WHEREAS**, the Board of Supervisors (hereinafter the “Board”) previously designated the Officers of the District; and

**WHEREAS**, the Board now desires to re-designate certain Officers.

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

**Section 1.**      Carlos de la Ossa is appointed Chairman.  
                     Nicholas Dister is appointed Vice Chairman.  
                     Brian Lamb is appointed Secretary.  
                     Leah Popelka is appointed Treasurer.  
                     Jayna Cooper is appointed Assistant Secretary.  
                     Chloe Firebaugh is appointed Assistant Secretary.  
                     Ryan Motko is appointed Assistant Secretary.  
                     Kelly Evans is appointed Assistant Secretary.

**Section 2.**      All prior designations which are inconsistent with the designations herein are forthwith rescinded.

**Section 2.**      This Resolution shall become effective upon adoption.

**PASSED AND ADOPTED THIS 10<sup>TH</sup> DAY OF JULY 2025.**

**BERRY BAY  
COMMUNITY DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**ASSISTANT SECRETARY**

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

The regular meeting of the Board of Supervisors of Berry Bay Community Development District was held on Thursday, June 5, 2025, and called to order at 2:06 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson
Nicholas Dister	Vice Chairperson <i>(via phone)</i>
Ryan Motko	Assistant Secretary
Kelly Evans	Assistant Secretary
Chloe Firebaugh	Assistant Secretary

Also present were:

Michael Perez	District Manager
Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tyson Waag	District Engineer <i>(via phone)</i>
Brooke Chapman	On-site Manager

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

**FIRST ORDER OF BUSINESS**

**Call to Order/Roll Call**

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

**SECOND ORDER OF BUSINESS**

**Public Comments**

There being none, the next order of business followed.

**THIRD ORDER OF BUSINESS**

**Business Items**

**A. Consideration of Resolution 2025-06; Authorizing Boundary Amendment to the District**

- Mr. Perez advised the exhibit is in process.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-06; Authorizing Boundary Amendment to the District, was adopted. 5-0
--

**B. Consideration of Resolution 2025-07; Authorizing Spending Authority for District Manager and Chair of the Board**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-07; Authorizing Spending Authority for District Manager at \$10,000, Chairperson at \$5,000, and \$15,000 for emergency expenses, as discussed, was adopted. 5-0

**C. Consideration of Resolution 2025-08; Approving Proposed Budget and Setting Public Hearing**

Mr. Perez, discussed budgeting items and advised the Board, that for this budget, Management has worked directly with Mr. de la Ossa, Project Managers, District staff, and vendors along with trends, to set an accurate O&M amount for the fiscal year of \$1,522,013.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2025-08; Approving Proposed Budget including the O&M budget high mark at \$1,522,013 and Setting Public Hearing for Thursday August 7, 2025 at 2:00pm at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, as discussed, was adopted. 5-0

**D. Consideration of Amenity Center Agreement**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Amenity Center Agreement between Berry Bay I and Berry Bay II, was approved. 5-0

**E. Consideration of ARC Application**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, ARC Application Encroachment agreement #3329 Blue Estuary Drive, Wimauma Florida 33598, Drainage Easement, as presented was approved. 5-0

**F. Ratification of Pool Monitor Services Agreement**

Mr. Perez mentioned the dates of May 31, 2025 through August 10, 2025 for services actually began May 24, 2025.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Pool Monitor Services Agreement, with *The Pool Attendant Company*, as agreed was ratified. 5-0

**FOURTH ORDER OF BUSINESS**

**Consent Agenda**

- A. Approval of Minutes of the May 01, 2025, Regular Meeting**
- B. Consideration of Operation and Maintenance April 2025**
- C. Acceptance of the Financials and Approval of the Check Register for April 2025**

On MOTION by Mr. de la Ossa seconded by Ms. Evans, 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 none, the next item followed.

Mr. Perez informed the Board of adjusting the amenity rental rules to include not using the pool when renting the clubhouse. Also, verbiage for the pool rules to set parameters of the consumption/preparation of food by the pool.

**i. Field Inspections Report**

The Field Inspections Report was presented, a copy was included in the agenda package. Also, landscaping difficulties and working on a long-term solution, Sunrise update of 90 day to resolve current conditions and introduction of the new account manager Niles Badgerow.

**SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and Comments**

- Ms. Chapman, provided an update on the Crime Prevention Meeting that was held at the District.

**SEVENTH ORDER OF BUSINESS**

**Adjournment**

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:23pm. 5-0

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Michael Perez  
District Manager

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Carlos de la Ossa  
Chairperson

**BERRY BAY CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
<b>Monthly Contract</b>					
AQUATIC WEED CONTROL	5/1/2025	108820	\$2,139.00	\$2,139.00	AQUATIC MAINT May 2025
AQUATIC WEED CONTROL	5/16/2025	109648	\$378.00	\$378.00	April 2025 Pond service
CHARTER COMMUNICATIONS ACH	5/1/2025	2748863050125	\$99.99	\$99.99	INTERNET- 05/31/24-06/30/24
CITY-WIDE CLEANING LLC	5/21/2025	19397	\$835.00	\$835.00	May 2025 Janitorial services
CITY-WIDE CLEANING LLC	5/24/2025	19396	\$300.00		May 2025 Janitorial services
CITY-WIDE CLEANING LLC	5/24/2025	19396	\$35.00	\$335.00	May 2025 Dog bags
INFRAMARK LLC	4/24/2025	148109	\$1,000.00		Accounting Services March 2025
INFRAMARK LLC	4/24/2025	148109	\$1,000.00		field services March 2025
INFRAMARK LLC	4/24/2025	148109	\$5,833.33		on-site staff March 2025
INFRAMARK LLC	4/24/2025	148109	\$3,000.00		District Manager March 2025
INFRAMARK LLC	4/24/2025	148109	\$125.00	\$10,958.33	Website maintenance March 2025
INFRAMARK LLC	5/2/2025	148989	\$1,000.00		May 2025 ACCOUNTING SVCS
INFRAMARK LLC	5/2/2025	148989	\$1,000.00		May 2025 Field Manager
INFRAMARK LLC	5/2/2025	148989	\$5,833.33		May 2025 On-site staff
INFRAMARK LLC	5/2/2025	148989	\$950.00		May 2025 Dissemination services
INFRAMARK LLC	5/2/2025	148989	\$3,000.00		May 2025 District manager
INFRAMARK LLC	5/2/2025	148989	\$125.00		May 2025 Website maintenance
INFRAMARK LLC	5/2/2025	148989	\$6,222.22	\$18,130.55	Retro billing onsite staff
JOBE PEST SERVICES	4/29/2025	5583	\$140.00	\$140.00	PEST CONTROL May 2025
SUNRISE LANDSCAPE	5/1/2025	14 35713	\$28,545.08	\$28,545.08	LANDSCAPE MAINT May 2025
SWINE SOLUTIONS	5/29/2025	605	\$1,550.00	\$1,550.00	May 2025 TRAPPING FEE
<b>Monthly Contract Subtotal</b>			<b>\$63,110.95</b>	<b>\$63,110.95</b>	
<b>Variable Contract</b>					
STRALEY ROBIN VERICKER	5/6/2025	26474	\$2,812.50	\$2,812.50	district counsel April 2025
<b>Variable Contract Subtotal</b>			<b>\$2,812.50</b>	<b>\$2,812.50</b>	
<b>Utilities</b>					
BOCC ACH	5/20/2025	052025 7985	\$493.96	\$493.96	4/17 - 5/20/2025 WATER
TECO ACH	5/6/2025	050625 321000026104	\$10,652.94	\$10,652.94	electric 3/8 - 4/7/2025
TECO ACH	5/13/2025	051325 221008993802	\$1,442.98	\$1,442.98	ELECTRIC 04/08/25-05/07/25
TECO ACH	5/13/2025	051325 221008992960	\$1,024.06	\$1,024.06	ELECTRIC 04/08/25-05/07/25
TECO ACH	5/13/2025	051325 221008882187	\$22.12	\$22.12	ELECTRIC 04/08/25-05/07/25
TECO ACH	5/13/2025	051325 221008893150	\$1,463.50	\$1,463.50	ELECTRIC 04/08/25-05/07/25
TECO ACH	5/13/2025	051325 211032420294	\$139.63	\$139.63	ELECTRIC 04/08/25-05/07/25

**BERRY BAY CDD**  
**Summary of Operations and Maintenance Invoices**

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
TECO ACH	5/13/2025	051325 221008963334	\$512.02	\$512.02	April 8 - May 7, 2025 Electric
TECO ACH	5/13/2025	051325 221009423916	\$16.59	\$16.59	ELECTRIC
<b>Utilities Subtotal</b>			<b>\$15,767.80</b>	<b>\$15,767.80</b>	
<b>Regular Services</b>					
CARLOS DE LA OSSA	5/1/2025	CO-050125	\$200.00	\$200.00	BOARD 5/1/25
FL DEPT OF HEALTH IN	5/5/2025	29-BID-7840984	\$275.00	\$275.00	ANNUAL FILING FEES
GRAU AND ASSOCIATES	5/1/2025	27385	\$2,000.00	\$2,000.00	AUDIT
KELLY ANN EVANS	5/1/2025	KE-050125	\$200.00	\$200.00	BOARD 5/1/25
NICHOLAS J. DISTER	5/1/2025	ND-050125	\$200.00	\$200.00	BOARD 5/1/25
RYAN MOTKO	5/1/2025	RM-050125	\$200.00	\$200.00	BOARD 5/1/25
U.S. BANK	4/25/2025	7728915	\$4,256.13	\$4,256.13	TRUSTEE FEES 04/01/25-03/31/26
<b>Regular Services Subtotal</b>			<b>\$7,331.13</b>	<b>\$7,331.13</b>	
<b>Additional Services</b>					
BERRY BAY CDD	5/7/2025	05072025 - 723	\$2,472.05		Series 2021 FY25 Tax Dist ID 723
BERRY BAY CDD	5/7/2025	05072025 - 723	\$1,107.84	\$3,579.89	SERIES 2023 FY25 TAX DIST ID 723
BIG SUN FENCING & BIG SUN PRODUCTS	1/30/2025	SB-1382	\$418.00	\$418.00	fence repairs from storm
BIG SUN FENCING & BIG SUN PRODUCTS	1/7/2025	SB-1331	\$787.27	\$787.27	Fence install and repairs
FIELDS CONSULTING GROUP LLC	5/12/2025	3561	\$6,625.00	\$6,625.00	signs repairs and replacement from storm
GARY FORD WELL AND PUMP COMPANY	5/7/2025	050725 GARY FORD	\$9,340.00	\$9,340.00	pump replacement
GATE PROS, INC.	4/24/2025	13236	\$895.00	\$895.00	gate services, electric strike on gate
NEPTUNE MULTI SERVICES	4/28/2025	0053820	\$450.00	\$450.00	pond debris removal
SIGNPRO STUDIOS, INC.	4/23/2025	529-2025	\$4,075.00	\$4,075.00	movie screen
SUNRISE LANDSCAPE	4/30/2025	14 35829	\$4,515.77	\$4,515.77	46 trees straight, install sod and fertilize
SUNRISE LANDSCAPE	4/30/2025	14 35828	\$5,484.48	\$5,484.48	mulch, 3 sabal palms, tree rings, dead fronds, pine root ball
SUNRISE LANDSCAPE	4/30/2025	14 35827	\$6,562.41	\$6,562.41	shell damaged sod
SUNRISE LANDSCAPE	4/30/2025	14 35830	\$1,338.82	\$1,338.82	hog damage repairs
<b>Additional Services Subtotal</b>			<b>\$44,071.64</b>	<b>\$44,071.64</b>	
<b>TOTAL</b>			<b>\$133,094.02</b>	<b>\$133,094.02</b>	



## Aquatic Weed Control, Inc.

P.O. Box 593258  
Orlando, FL 32859

Phone: 407-859-2020  
Fax: 407-859-3275

# Invoice

Date	Invoice #
5/1/2025	108820

## Bill To

Berry Bay CDD  
c/o Inframark  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

Customer P.O. No.	Payment Terms	Due Date
	Net 30	5/31/2025

Description	Amount
Waterway service for (22) ponds for the month this invoice is dated.	2,139.00

Thank you for your business.

<b>Total</b>	\$2,139.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$2,139.00



# Invoice

<b>Date</b>	<b>Invoice #</b>
5/16/2025	109648

Berry Bay CDD  
c/o Inframark  
2005 Pan Am Circle, Ste 300  
Tampa, FL 33607

Description	Amount
Quarterly service to treat all invasive/nuisance vegetation. - Service for APRIL 2025	378.00

<b>Total</b>	\$378.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$378.00





March 1, 2025  
Invoice Number: 2748863030125  
Account Number: 8337 12 029 2748863  
Security Code: 7173  
Service At: 5380 NIGHT TIDE LN  
WIMAUMA FL 33598

Auto Pay Notice

## NEWS AND INFORMATION

### Contact Us

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
Or, call us at 855-252-0675

### Summary Service from 03/01/25 through 03/30/25 details on following pages

Previous Balance	99.99
Payments Received -Thank You!	-99.99
<b>Remaining Balance</b>	<b>\$0.00</b>
Spectrum Business™ Internet	99.99
Other Charges	0.00
Current Charges	\$99.99
YOUR AUTO PAY WILL BE PROCESSED 03/18/25	
<b>Total Due by Auto Pay</b>	<b>\$99.99</b>



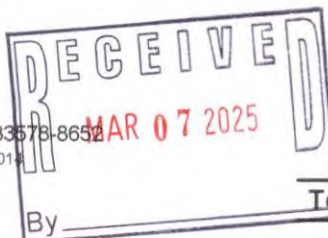
**Thank you for choosing Spectrum Business.**  
We appreciate your prompt payment and value you as a customer.

**Auto Pay.** Thank you for signing up for auto pay. Please note your payment may be drafted and posted to your Spectrum Business account the day after your transaction is scheduled to be processed by your bank.



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652  
8633 2390 NO RP 01 03022025 NNNNNNNN 01 005370 001

BERRY BAY CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008



March 1, 2025

BERRY BAY CDD

Invoice Number: 2748863030125  
Account Number: 8337 12 029 2748863  
Service At: 5380 NIGHT TIDE LN  
WIMAUMA FL 33598

**Total Due by Auto Pay \$99.99**



CHARTER COMMUNICATIONS  
PO BOX 7186  
PASADENA CA 91109-7186



833712029274886300099994

Invoice Number: BERRY BAY CDD  
 Account Number: 2748863030125  
 Security Code: 8337 12 029 2748863  
 7173

**Contact Us**

Visit us at [SpectrumBusiness.net](http://SpectrumBusiness.net)  
 Or, call us at 855-252-0675

8633 2390 NO RP 01 03022025 NNNNNNNN 01 005370 0014

**Charge Details**

Previous Balance		99.99
EFT Payment	02/18	-99.99
<b>Remaining Balance</b>		<b>\$0.00</b>

Payments received after 03/01/25 will appear on your next bill.

Service from 03/01/25 through 03/30/25

**Spectrum Business™ Internet**

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-40.01

Your promotional price will expire on 08/30/25

Business WiFi	10.00
	<b>\$99.99</b>

Spectrum Business™ Internet Total **\$99.99**

**Other Charges**

Payment Processing	5.00
Auto Pay Discount	-5.00
<b>Other Charges Total</b>	<b>\$0.00</b>

<b>Current Charges</b>	<b>\$99.99</b>
<b>Total Due by Auto Pay</b>	<b>\$99.99</b>

**Billing Information**

**Tax and Fees** - This statement reflects the current taxes and fees for your area (including sales, excise, user taxes, etc.). These taxes and fees may change without notice. Visit [spectrum.net/taxesandfees](http://spectrum.net/taxesandfees) for more information.

**Spectrum Terms and Conditions of Service** - In accordance with the Spectrum Business Services Agreement, Spectrum services are billed on a monthly basis. Spectrum does not provide credits for monthly subscription services that are cancelled prior to the end of the current billing month.

**Terms & Conditions** - Spectrum's detailed standard terms and conditions for service are located at [spectrum.com/policies](http://spectrum.com/policies).

**Notice** - Nonpayment of any portion of your cable television, high-speed data, and/or Digital Phone service could result in disconnection of any of your Spectrum provided services.

**Insufficient Funds Payment Policy** - Charter may charge an insufficient funds processing fee for all returned checks and bankcard charge-backs. If your check, bankcard (debit or credit) charge, or other instrument or electronic transfer transaction used to pay us is dishonored, refused or returned for any reason, we may electronically debit your account for the payment, plus an insufficient funds processing fee as set forth in your terms of service or on your Video Services rate card (up to the amount allowable by law and any applicable sales tax). Your bank account may be debited as early as the same day payment is dishonored, refused or returned. If your bank account is not debited, the returned check amount (plus fee) must be replaced by cash, cashier's check or money order.

**Billing Practices** - Spectrum Business mails monthly, itemized invoices for all monthly services in advance. A full payment is required on or before the due date indicated on this invoice. Payments made after the indicated due date may result in a late payment processing charge. Failure to pay could result in the disconnection of all your Spectrum Business service(s). Disconnection of Business Voice service may also result in the loss of your phone number.

**Changing Business Locations** - Please contact Spectrum Business before moving your Business Voice modem to a new address. To establish service at your new location or return equipment, please contact Spectrum Business at least twenty-one (21) business days prior to your move.

**Past Due Fee / Late Fee Reminder** - A late fee will be assessed for past due charges for service.

Continued on the next page...

Local Spectrum Store: 12970 S US Hwy 301, Suite 105, Riverview FL 33579 Store Hours: Mon thru Sat - 10:00am to 8:00pm; Sun - 12:00pm to 5:00pm

Local Spectrum Store: 872 Brandon Town Center Mall, Brandon FL 33511 Store Hours: Mon thru Sat - 10:00am to 8:00pm and Sun - 12:00pm to 5:00pm



For questions or concerns, please call 1-866-519-1263.



**INVOICE NO. 19397**

TO: Berry Bay CDD DATE: 5/21/25  
2005. Pan. Am. Lic  
Tampa, FL  
C/o Berry Bay clubhouse

44

## City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19396

TO:

Berry Bay CDD

Tampa, FL

2005 Pro Am c10

DATE:

5/2/21

[illegible]



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

148109

**DATE**

4/24/2025

**CUSTOMER ID**

C2278

**NET TERMS**

Net 30

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

5/24/2025

**BILL TO**

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

Services provided for the Month of: April 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management (Retrobilling March 2025)	1	Ea	3,000.00		3,000.00
Website Maintenance / Admin (Retrobilling March 2025)	1	Ea	125.00		125.00
Field Management (Retrobilling March 2025)	1	Ea	1,000.00		1,000.00
Accounting Services (Retrobilling March 2025)	1	Ea	1,000.00		1,000.00
On-site staff (Retrobilling March 2025)	1	Ea	5,833.33		5,833.33
<b>Subtotal</b>					<b>10,958.33</b>

**Subtotal**

\$10,958.33

**Tax**

\$0.00

**Total Due**

\$10,958.33

**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.*



2002 West Grand Parkway North  
Suite 100  
Katy, TX 77449

# INVOICE

**INVOICE#**

148989

**DATE**

5/2/2025

**CUSTOMER ID**

C2278

**NET TERMS**

Net 30

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

6/1/2025

**BILL TO**

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

Services provided for the Month of: May 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	950.00		950.00
District Management	1	Ea	3,000.00		3,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
Field Management	1	Ea	1,000.00		1,000.00
Accounting Services	1	Ea	1,000.00		1,000.00
On-site staff	1	Ea	5,833.33		5,833.33
On-site Manager: Brook Chapman (Retrobilling 04/05/2025)	1	Ea	2,888.89		2,888.89
On-site Manager: Brook Chapman	1	Ea	3,333.33		3,333.33
<b>Subtotal</b>					<b>18,130.55</b>

**Subtotal**

\$18,130.55

**Tax**

\$0.00

**Total Due**

\$18,130.55

**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.*

**JobePestServices**  
3848 sun city center blv ste 104  
pmb1041  
ruskin, fl 33573  
(407) 759-8692

**INVOICE**



Berry bay CDD  
Berry bay CDD  
2005 Pan Am Circle ste 300  
Tampa, Florida 33607

SERVICE ADDRESS  
Berry bay CDD  
5380 Night Tide Lane  
Wimauma, Florida 33598

PRIMARY CONTACT  
Berry bay CDD  
8133345882 Mobile

**ACCOUNT# 5043**

**INVOICE 5583**

04/29/2025

ITEM	COST	QTY	PRICE
Commercial Monthly			
Commercial monthly	\$140.00	1	\$140.00
Terms	Subtotal		\$140.00
Payment is due on receipt.	Total		\$140.00
Notes	Amount Paid		\$0.00
Today your monthly pest maintenance services was completed.	<b>Amount Due</b>		<b>\$140.00</b>
The exterior around your home was dewebbed for spider . A liquid residual was applied to the exterior foundation and a granular application in the shrub beds and grass to form a barrier around the clubhouse. Picnic area, playground and Ball courts.	Account Balance		\$0.00
	<b>Balance Due</b>		<b>\$140.00</b>
Thank your for your business.			



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 14 35713

PO#	Date
	05/01/2025
Sales Rep	Terms
Kody Dafoe	Net 30

Bill To
Berry Bay CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Address
Berry Bay CDD 4982 Eagle Rock Dr Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
#11032 - Landscape Maintenance Agreement May 2025				\$28,545.08
Proposal see pictures on visit note				

<b>Total</b>	<b>\$28,545.08</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$28,545.08</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$28,545.08	\$0.00	\$0.00	\$0.00	\$0.00

Swine Solutions

12013 Rose Ln  
Riverview, FL 33569 US  
Thomas@swinesolutionsfl.com  
https://www.SwineSolutionsFL.com

INVOICE

BILL TO  
Berry Bay CDD  
2005 Pan Am Circle  
Ste 300  
Tampa  
FL  
33607

INVOICE 605  
DATE 05/29/2025  
TERMS Net 30  
DUE DATE 06/28/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,550.00	1,550.00

BALANCE DUE **\$1,550.00**

# Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

May 06, 2025

Client: 001543

Matter: 000001

Invoice #: 26474

Page: 1

RE: General

For Professional Services Rendered Through April 30, 2025

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/2/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/2/2025	AM	PREPARE DRAFT PUBLICATION AD FOR BUDGET.	0.6	\$105.00
4/2/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
4/3/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$225.00
4/3/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW AND REVISE FORM FOOD TRUCK AGREEMENT; DISCUSS SAME FOOD TRUCK AGREEMENT AND VENDOR REQUIREMENTS WITH B.CHAPMAN.	0.5	\$162.50
4/8/2025	AM	REVIEW PROPOSED BUDGET FOR FISCAL YEAR 2025-2026 RE INCREASE; PREPARE DRAFT MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	1.8	\$315.00
4/15/2025	CAW	REVIEW RECORDS AND PREPARE FOR PHONE CONFERENCE WITH C. FIREBAUGH REGARDING WALL EASEMENT; PHONE CALL WITH J. MAHONEY REGARDING PRIOR WALL EASEMENTS.	0.3	\$97.50
4/16/2025	JMV	REVIEW EMAILS FROM C. FIREBAUGH; REVIEW DRAFT PLAT; CONFERENCE CALL WITH C. FIREBAUGH RE: RETAINING WALL EASEMENT.	1.0	\$375.00
4/16/2025	CAW	PREPARE FOR AND ATTEND PHONE CONFERENCE WITH C. FIREBAUGH REGARDING WALL EASEMENT.	0.3	\$97.50
4/18/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$65.00
4/24/2025	KCH	REVIEW AGENDA PACKAGE.	0.3	\$97.50

May 06, 2025  
 Client: 001543  
 Matter: 000001  
 Invoice #: 26474

Page: 2

## SERVICES

Date	Person	Description of Services	Hours	Amount
4/28/2025	JMV	PREPARE RESOLUTION FOR CDD BOARD MEETING.	0.8	\$300.00
4/28/2025	CAW	PREPARE WALL EASEMENT FROM M/I HOMES OF TAMPA TO THE DISTRICT FOR RETAINING WALL.	1.2	\$390.00
4/28/2025	KCH	REVIEW CURRENT LANDSCAPE MAINTENANCE AND IRRIGATION SERVICES AGREEMENT.	0.4	\$130.00
4/29/2025	CAW	DISTRIBUTE PROPOSED WALL EASEMENT TO C. FIREBAUGH AND C. DE LA OSSA; EMAIL CORRESPONDENCE WITH T. STEWART REGARDING PLANS FOR PROPOSED WALL.	0.3	\$97.50
4/30/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$112.50
4/30/2025	KCH	REVIEW AGENDA PACKAGE.	0.2	\$65.00
Total Professional Services			9.3	\$2,812.50
Total Services			\$2,812.50	
Total Disbursements			\$0.00	
Total Current Charges				\$2,812.50
Previous Balance				\$1,200.00
Less Payments				(\$1,200.00)
<b>PAY THIS AMOUNT</b>				<b>\$2,812.50</b>

**Please Include Invoice Number on all Correspondence**



Hillsborough  
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BERRY BAY CDD	1356327985	05/20/2025	06/10/2025

Service Address: 5380 NIGHT TIDE LN

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701329402	04/17/2025	720505	05/20/2025	754016	33511 GAL	ACTUAL	WATER

#### Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$101.20
Water Base Charge	\$20.91
Water Usage Charge	\$96.73
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$218.49

#### Summary of Account Charges

Previous Balance	\$337.27
Net Payments - Thank You	\$-337.27
Total Account Charges	<b>\$493.96</b>

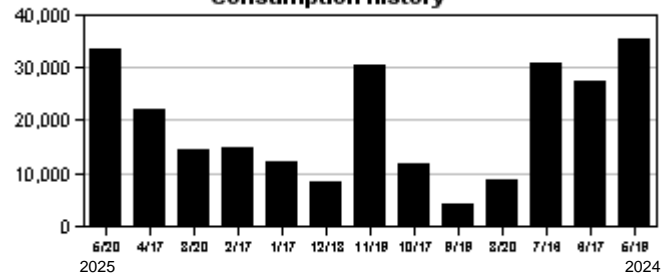
<b>AMOUNT DUE</b>	<b>\$493.96</b>
-------------------	-----------------

#### Important Message

This account has ACH payment method

Tampa Bay Water Wise offers rebates to residents and businesses for water-saving upgrades like high-efficiency toilets and efficient sprinkler systems. Save water, reduce utility costs, and protect our resources. Learn more at [TampaBayWaterWise.org/HB](https://TampaBayWaterWise.org/HB).

Consumption History



Hillsborough  
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1356327985



#### ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 276 8526

Internet Payments: [HCFLGov.net/WaterBill](https://HCFLGov.net/WaterBill)

Additional Information: [HCFLGov.net/Water](https://HCFLGov.net/Water)



**THANK YOU!**



BERRY BAY CDD  
2005 PAN AM CIR STE 300  
TAMPA FL 33607-6008

823 8

DUE DATE	06/10/2025
AMOUNT DUE	\$493.96
AMOUNT PAID	



0013563279853 00000493965



BERRY BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-6008

Statement Date: May 06, 2025

Amount Due: \$10,652.94

Due Date: May 20, 2025

Account #: 321000026104

DO NOT PAY. Your account will be drafted on May 20, 2025

### Account Summary

Previous Amount Due	\$10,764.44
Payment(s) Received Since Last Statement	-\$10,764.44
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,652.94

Amount Due by May 20, 2025 \$10,652.94

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

### Your Locations With The Highest Usage



5161 PLUMERIA DR,  
WIMAUMA, FL 33598

1,004  
KWH



Scan here to interact  
with your bill online.

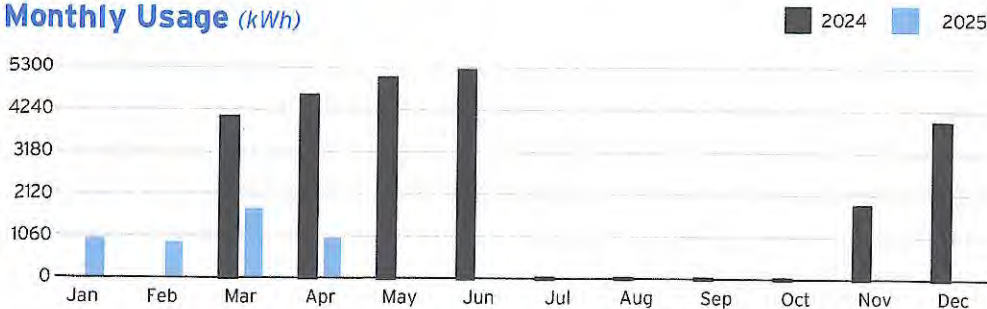


**DOWNED IS  
DANGEROUS!**

If you see a downed power line,  
move a safe distance away and call 911.

Visit [TampaElectric.com/Safety](https://www.tampaelectric.com/Safety)  
for more safety tips.

### Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 321000026104

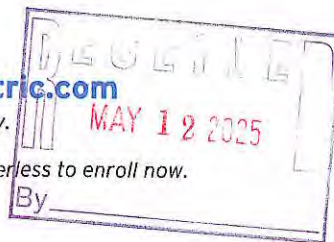
Due Date: May 20, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$10,652.94

Payment Amount: \$ \_\_\_\_\_

700500003358

Your account will be  
drafted on May 20, 2025

00000012 FTECO505062522514010 00000 01 00000000 12 007

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
2005 PAN AM CIR, STE 300  
TAMPA, FL 33607-2359




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.

## Summary of Charges by Service Address

Account Number: 321000026104

### Energy Usage From Last Month

 Increased
  Same
  Decreased

**Service Address:** US HWY 301 S, WIMAUMA, FL 33598

**Sub-Account Number:** 211026770647

**Amount:** \$1,353.48

**Service Address:** US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598

**Sub-Account Number:** 221008266993

**Amount:** \$2,162.74

**Service Address:** US HWY 301 AND SAFFOLD RD PH 1, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339733

**Amount:** \$1,047.05

**Service Address:** SAFFOLD RD AND US HWY 301 S, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339741

**Amount:** \$517.29

**Service Address:** US HWY 301 S VILLAGE K, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339758

**Amount:** \$698.22

**Service Address:** US HWY 301 S VILLAGE M, WIMAUMA, FL 33598

**Sub-Account Number:** 221008339766

**Amount:** \$1,489.53

**Service Address:** US HWY 301 S VILLAGE E, WIMAUMA, FL 33598

**Sub-Account Number:** 221008348866

**Amount:** \$465.47

*Continued on next page →*

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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.

Summary of Charges by Service Address

Account Number: 321000026104

Energy Usage From Last Month

☒ Increased ☐ Same ☐ Decreased

Service Address: US HWY 301 S VILLAGE L, WIMAUMA, FL 33598

Sub-Account Number: 221008348874

Amount: \$1,489.53

Service Address: US HWY 301 S VILLAGE G, WIMAUMA, FL 33598

Sub-Account Number: 221008439970

Amount: \$1,256.79

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Sub-Account Number: 221008657597

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861704	04/07/2025	18,644		17,640		1,004 kWh	1	31 Days	\$172.84
									<input checked="" type="checkbox"/> 42.5%

Total Current Month's Charges

\$10,652.94

00000012-00000068-Page 3 of 14





Sub-Account #: 211026770647  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 S, WIMAUMA, FL 33598

**Service Period:** 03/08/2025 - 04/07/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	171 kWh @ \$0.03412/kWh	\$5.83
Fixture & Maintenance Charge	9 Fixtures	\$149.49
Lighting Pole / Wire	42 Poles	\$1189.44
Lighting Fuel Charge	171 kWh @ \$0.03059/kWh	\$5.23
Storm Protection Charge	171 kWh @ \$0.00559/kWh	\$0.96
Clean Energy Transition Mechanism	171 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	171 kWh @ \$0.01230/kWh	\$2.10
Florida Gross Receipt Tax		\$0.36

#### Lighting Charges

**\$1,353.48**

**Current Month's Electric Charges**

**\$1,353.48**

Billing information continues on next page →



Sub-Account #: 221008266993  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598

**Service Period:** 03/07/2025 - 04/04/2025

**Rate Schedule:** Lighting Service

### Charge Details



#### Electric Charges

##### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	1665 kWh @ \$0.03412/kWh	\$56.81
Fixture & Maintenance Charge	45 Fixtures	\$541.80
Lighting Pole / Wire	45 Poles	\$1479.15
Lighting Fuel Charge	1665 kWh @ \$0.03059/kWh	\$50.93
Storm Protection Charge	1665 kWh @ \$0.00559/kWh	\$9.31
Clean Energy Transition Mechanism	1665 kWh @ \$0.00043/kWh	\$0.72
Storm Surcharge	1665 kWh @ \$0.01230/kWh	\$20.48
Florida Gross Receipt Tax		\$3.54

#### Lighting Charges

**\$2,162.74**

**Current Month's Electric Charges**

**\$2,162.74**

Billing information continues on next page →

00000012-0000069-Page 5 of 14



Sub-Account #: 221008339733  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 AND SAFFOLD RD PH 1, WIMAUMA, FL 33598

**Service Period:** 03/07/2025 - 04/04/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	982 kWh @ \$0.03412/kWh	\$33.51
Fixture & Maintenance Charge	28 Fixtures	\$350.83
Lighting Pole / Wire	28 Poles	\$612.59
Lighting Fuel Charge	982 kWh @ \$0.03059/kWh	\$30.04
Storm Protection Charge	982 kWh @ \$0.00559/kWh	\$5.49
Clean Energy Transition Mechanism	982 kWh @ \$0.00043/kWh	\$0.42
Storm Surcharge	982 kWh @ \$0.01230/kWh	\$12.08
Florida Gross Receipt Tax		\$2.09

#### Lighting Charges

**\$1,047.05**

**Current Month's Electric Charges**

**\$1,047.05**

Billing information continues on next page →

**Service Address:** SAFFOLD RD AND US HWY 301 S, WIMAUMA, FL 33598

**Service Period:** 03/08/2025 - 04/07/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	270 kWh @ \$0.03412/kWh	\$9.21
Fixture & Maintenance Charge	10 Fixtures	\$211.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	270 kWh @ \$0.03059/kWh	\$8.26
Storm Protection Charge	270 kWh @ \$0.00559/kWh	\$1.51
Clean Energy Transition Mechanism	270 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	270 kWh @ \$0.01230/kWh	\$3.32
Florida Gross Receipt Tax		\$0.57

#### Lighting Charges

**\$517.29**

**Current Month's Electric Charges**

**\$517.29**

Billing information continues on next page →



Sub-Account #: 221008339758  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 S VILLAGE K, WIMAUMA, FL 33598

**Service Period:** 03/07/2025 - 04/04/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	285 kWh @ \$0.03412/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03059/kWh	\$8.72
Storm Protection Charge	285 kWh @ \$0.00559/kWh	\$1.59
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.61

#### Lighting Charges

**\$698.22**

**Current Month's Electric Charges**

**\$698.22**

Billing information continues on next page →



Sub-Account #: 221008339766  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 S VILLAGE M, WIMAUMA, FL 33598

**Service Period:** 03/07/2025 - 04/04/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03059/kWh	\$18.60
Storm Protection Charge	608 kWh @ \$0.00559/kWh	\$3.40
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.29

#### Lighting Charges

**\$1,489.53**

**Current Month's Electric Charges**

**\$1,489.53**

Billing information continues on next page →

00000012-0000071-Page 9 of 14





Sub-Account #: 221008348866  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 S VILLAGE E, WIMAUMA, FL 33598

**Service Period:** 03/08/2025 - 04/07/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	190 kWh @ \$0.03412/kWh	\$6.48
Fixture & Maintenance Charge	10 Fixtures	\$166.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	190 kWh @ \$0.03059/kWh	\$5.81
Storm Protection Charge	190 kWh @ \$0.00559/kWh	\$1.06
Clean Energy Transition Mechanism	190 kWh @ \$0.00043/kWh	\$0.08
Storm Surcharge	190 kWh @ \$0.01230/kWh	\$2.34
Florida Gross Receipt Tax		\$0.40

#### Lighting Charges

**\$465.47**

**Current Month's Electric Charges**

**\$465.47**

Billing information continues on next page →



Sub-Account #: 221008348874  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 S VILLAGE L, WIMAUMA, FL 33598

**Service Period:** 03/08/2025 - 04/07/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03059/kWh	\$18.60
Storm Protection Charge	608 kWh @ \$0.00559/kWh	\$3.40
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.29

#### Lighting Charges

**\$1,489.53**

**Current Month's Electric Charges**

**\$1,489.53**

Billing information continues on next page →

00000012-0000072-Page 11 of 14





Sub-Account #: 221008439970  
Statement Date: 05/01/2025

**Service Address:** US HWY 301 S VILLAGE G, WIMAUMA, FL 33598

**Service Period:** 03/08/2025 - 04/07/2025

**Rate Schedule:** Lighting Service

## Charge Details



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 31 days

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03059/kWh	\$15.69
Storm Protection Charge	513 kWh @ \$0.00559/kWh	\$2.87
Clean Energy Transition Mechanism	513 kWh @ \$0.00043/kWh	\$0.22
Storm Surcharge	513 kWh @ \$0.01230/kWh	\$6.31
Florida Gross Receipt Tax		\$1.09

**\$1,256.79**

#### Lighting Charges

**Current Month's Electric Charges**

**\$1,256.79**

Billing information continues on next page →

**Service Address:** 5161 PLUMERIA DR, WIMAUMA, FL 33598

## Meter Read

**Meter Location:** IRRIGATION

**Service Period:** 03/08/2025 - 04/07/2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861704	04/07/2025	18,644	17,640		1,004 kWh	1	31 Days

## Charge Details



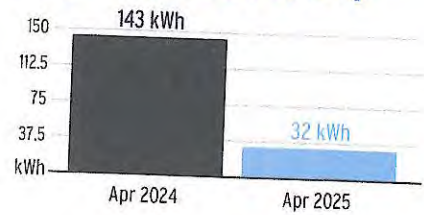
### Electric Charges

Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	1,004 kWh @ \$0.08641/kWh	\$86.76
Fuel Charge	1,004 kWh @ \$0.03083/kWh	\$30.95
Storm Protection Charge	1,004 kWh @ \$0.00577/kWh	\$5.79
Clean Energy Transition Mechanism	1,004 kWh @ \$0.00418/kWh	\$4.20
Storm Surcharge	1,004 kWh @ \$0.02121/kWh	\$21.29
Florida Gross Receipt Tax		\$4.32

### Electric Service Cost

**\$172.84**

## Avg kWh Used Per Day



**Current Month's Electric Charges**

**\$172.84**

**Total Current Month's Charges**

**\$10,652.94**





BERRY BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
BERRY BAY PH 3 JUNIPER COVE  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$1,442.98

Due Date: June 03, 2025

Account #: 221008993802

DO NOT PAY. Your account will be drafted on June 03, 2025

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due	\$1,442.98
Payment(s) Received Since Last Statement	-\$1,442.98

Current Month's Charges	\$1,442.98
-------------------------	------------

Amount Due by June 03, 2025	\$1,442.98
-----------------------------	------------

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



Scan here to view  
your account online.



## DOWNED IS DANGEROUS!

If you see a downed power line, move  
a safe distance away and call 911.

For more safety tips, visit  
[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008993802

Due Date: June 03, 2025

**Pay your bill online at [TampaElectric.com](http://TampaElectric.com)**

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,442.98

Payment Amount: \$ \_\_\_\_\_

620520243406

Your account will be  
drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
BERRY BAY PH 3 JUNIPER COVE  
WIMAUMA, FL 33598

**Account #:** 221008993802  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** Lighting Service

**Charge Details**

**Important Messages**

**Be Prepared This Storm Season**  
Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

	<b>Electric Charges</b>		
	<b>Lighting Service Items LS-1 (Bright Choices) for 30 days</b>		
	Lighting Energy Charge	589 kWh @ \$0.03412/kWh	\$20.10
	Fixture & Maintenance Charge	31 Fixtures	\$514.91
	Lighting Pole / Wire	31 Poles	\$877.92
	Lighting Fuel Charge	589 kWh @ \$0.03059/kWh	\$18.02
	Storm Protection Charge	589 kWh @ \$0.00559/kWh	\$3.29
	Clean Energy Transition Mechanism	589 kWh @ \$0.00043/kWh	\$0.25
	Storm Surcharge	589 kWh @ \$0.01230/kWh	\$7.24
	Florida Gross Receipt Tax		\$1.25
	<b>Lighting Charges</b>		<b>\$1,442.98</b>

**Total Current Month's Charges** **\$1,442.98**

00000036-0000827-Page 30 of 36

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

**Ways To Pay Your Bill**

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Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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 COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
BERRY GROVE BLVD PH2 VILLAGE F  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$1,024.06

Due Date: June 03, 2025

Account #: 221008992960

DO NOT PAY. Your account will be drafted on June 03, 2025

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due	\$1,024.06
Payment(s) Received Since Last Statement	-\$1,024.06

Current Month's Charges	\$1,024.06
-------------------------	------------

Amount Due by June 03, 2025	\$1,024.06
-----------------------------	------------

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



Scan here to view  
your account online.



## DOWNED IS DANGEROUS!

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Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008992960

Due Date: June 03, 2025

 **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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,024.06

Payment Amount: \$ \_\_\_\_\_

620520243405

Your account will be  
drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
BERRY GROVE BLVD PH2 VILLAGE F  
WIMAUMA, FL 33598

**Account #:** 221008992960  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

**Be Prepared This Storm Season**  
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**Quarterly Fuel Source Update**  
Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	418 kWh @ \$0.03412/kWh	\$14.26
Fixture & Maintenance Charge	22 Fixtures	\$365.42
Lighting Pole / Wire	22 Poles	\$623.04
Lighting Fuel Charge	418 kWh @ \$0.03059/kWh	\$12.79
Storm Protection Charge	418 kWh @ \$0.00559/kWh	\$2.34
Clean Energy Transition Mechanism	418 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	418 kWh @ \$0.01230/kWh	\$5.14
Florida Gross Receipt Tax		\$0.89

**Lighting Charges** **\$1,024.06**

**Total Current Month's Charges**

**\$1,024.06**

00000036-0000825-Page 26 of 36

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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

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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
4812 BERRY GROVE BLVD  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$22.12

Due Date: June 03, 2025

Account #: 221008882187

DO NOT PAY. Your account will be drafted on June 03, 2025

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due	\$34.49
Payment(s) Received Since Last Statement	-\$34.49

Current Month's Charges	\$22.12
-------------------------	---------

Amount Due by June 03, 2025	\$22.12
-----------------------------	---------

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

## Your Energy Insight

Your average daily kWh used was **70% lower** than the same period last year.

Your average daily kWh used was **80% lower** than it was in your previous period.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



# DOWNED IS DANGEROUS!

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For more safety tips, visit [TampaElectric.com/PowerLineSafety](https://TampaElectric.com/PowerLineSafety)



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

Account #: 221008882187

Due Date: June 03, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$22.12

Payment Amount: \$ \_\_\_\_\_

620520243402

Your account will be drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
4812 BERRY GROVE BLVD  
WIMAUMA, FL 33598

**Account #:** 221008882187  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

## Meter Read

**Meter Location:** ENTRY MONUMENT

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000251621	05/07/2025	1,801	1,783		18 kWh	1	30 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	18 kWh @ \$0.08641/kWh	\$1.56
Fuel Charge	18 kWh @ \$0.03083/kWh	\$0.55
Storm Protection Charge	18 kWh @ \$0.00577/kWh	\$0.10
Clean Energy Transition Mechanism	18 kWh @ \$0.00418/kWh	\$0.08
Storm Surcharge	18 kWh @ \$0.02121/kWh	\$0.38
Florida Gross Receipt Tax		\$0.55
<b>Electric Service Cost</b>		<b>\$22.12</b>

**Total Current Month's Charges**

**\$22.12**

## Avg kWh Used Per Day



## Important Messages

### Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

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## Ways To Pay Your Bill



### Bank Draft

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### In-Person

Find list of Payment Agents at [TampaElectric.com](https://www.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](https://www.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](https://www.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

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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
5380 NIGHT TIDE LN  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$1,463.50

Due Date: June 03, 2025

Account #: 221008893150

DO NOT PAY. Your account will be drafted on June 03, 2025

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due	\$1,389.29
Payment(s) Received Since Last Statement	-\$1,389.29

Current Month's Charges	\$1,463.50
-------------------------	------------

Amount Due by June 03, 2025	\$1,463.50
-----------------------------	------------

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

## Your Energy Insight

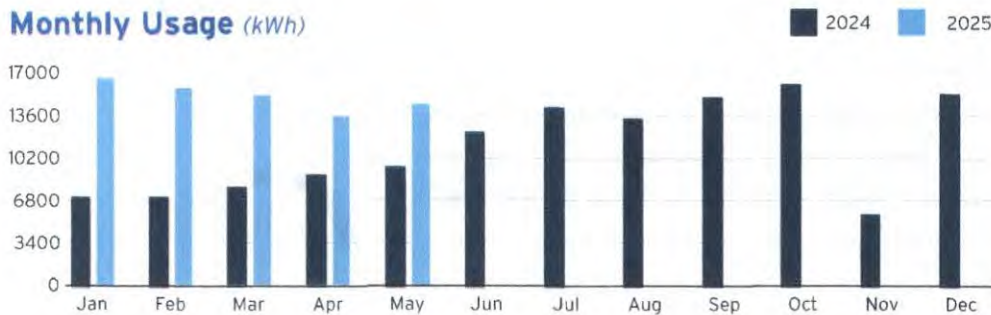
Your average daily kWh used was **48.62% higher** than the same period last year.

Your peak billing demand was **36.36% higher** than the same period last year.



Scan here to view your account online.

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221008893150

Due Date: June 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$1,463.50

Payment Amount: \$ \_\_\_\_\_

620520243403

Your account will be drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
5380 NIGHT TIDE LN  
WIMAUMA, FL 33598

**Account #:** 221008893150  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

## Meter Read

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	Total Used	Multiplier	Billing Period
1000758597	05/07/2025	3,957	89,454	14,503 kWh	1	30 Days
1000758597	05/07/2025	29.76	0	29.76 kW	1	30 Days

## Charge Details



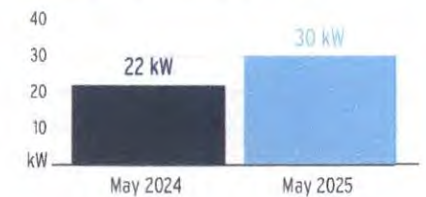
### Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	30 kW @ \$18.07000/kW	\$542.10
Energy Charge	14,503 kWh @ \$0.00773/kWh	\$112.11
Fuel Charge	14,503 kWh @ \$0.03083/kWh	\$447.13
Capacity Charge	30 kW @ \$0.30000/kW	\$9.00
Storm Protection Charge	30 kW @ \$2.08000/kW	\$62.40
Energy Conservation Charge	30 kW @ \$0.93000/kW	\$27.90
Environmental Cost Recovery	14,503 kWh @ \$0.00068/kWh	\$9.86
Clean Energy Transition Mechanism	30 kW @ \$1.15000/kW	\$34.50
Storm Surcharge	14,503 kWh @ \$0.01035/kWh	\$150.11
Florida Gross Receipt Tax		\$36.59
<b>Electric Service Cost</b>		<b>\$1,463.50</b>

## Avg kWh Used Per Day



## Billing Demand (kW)



## Load Factor



Decreasing the proportion of your electricity utilized at peak will improve your load factor.

**Total Current Month's Charges**

**\$1,463.50**

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## Ways To Pay Your Bill



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P.O. Box 31318  
Tampa, FL 33631-3318  
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### Phone

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

### All Other

### Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

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### Phone:

**Commercial Customer Care:**

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**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



BERRY BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
BERRY BAY PH2 VILLAGE 12  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$139.63

Due Date: June 03, 2025

Account #: 211032420294

DO NOT PAY. Your account will be drafted on June 03, 2025

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due \$139.63

Payment(s) Received Since Last Statement -\$139.63

Current Month's Charges \$139.63

Amount Due by June 03, 2025 \$139.63

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



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

Account #: 211032420294

Due Date: June 03, 2025



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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$139.63

Payment Amount: \$ \_\_\_\_\_

643976970883

Your account will be  
drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
BERRY BAY PH2 VILLAGE 12  
WIMAUMA, FL 33598

**Account #:** 211032420294  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### Be Prepared This Storm Season

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### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	57 kWh @ \$0.03412/kWh	\$1.94
Fixture & Maintenance Charge	3 Fixtures	\$49.83
Lighting Pole / Wire	3 Poles	\$84.96
Lighting Fuel Charge	57 kWh @ \$0.03059/kWh	\$1.74
Storm Protection Charge	57 kWh @ \$0.00559/kWh	\$0.32
Clean Energy Transition Mechanism	57 kWh @ \$0.00043/kWh	\$0.02
Storm Surcharge	57 kWh @ \$0.01230/kWh	\$0.70
Florida Gross Receipt Tax		\$0.12

**Lighting Charges** **\$139.63**

**Total Current Month's Charges**

**\$139.63**

00000036-0000823-Page 22 of 36

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Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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](http://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 COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
BERRY GROVE AND MARINE  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$512.02

Due Date: June 03, 2025

Account #: 221008963334

**DO NOT PAY. Your account will be drafted on June 03, 2025**

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due \$512.02

Payment(s) Received Since Last Statement -\$512.02

Current Month's Charges \$512.02

**Amount Due by June 03, 2025 \$512.02**

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



Scan here to view  
your account online.



**DOWNED IS  
DANGEROUS!**

If you see a downed power line, move  
a safe distance away and call 911.

For more safety tips, visit  
[TampaElectric.com/PowerLineSafety](http://TampaElectric.com/PowerLineSafety)

Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](http://TECOaccount.com)



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

Account #: 221008963334

Due Date: June 03, 2025



**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](http://TampaElectric.com/Paperless) to enroll now.

Amount Due: \$512.02

Payment Amount: \$ \_\_\_\_\_

620520243404

Your account will be  
drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
BERRY GROVE AND MARINE  
WIMAUMA, FL 33598

**Account #:** 221008963334  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** Lighting Service

## Charge Details

## Important Messages

### Be Prepared This Storm Season

Visit [FloridaDisaster.org](http://FloridaDisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.



### Electric Charges

#### Lighting Service Items LS-1 (Bright Choices) for 30 days

Lighting Energy Charge	209 kWh @ \$0.03412/kWh	\$7.13
Fixture & Maintenance Charge	11 Fixtures	\$182.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	209 kWh @ \$0.03059/kWh	\$6.39
Storm Protection Charge	209 kWh @ \$0.00559/kWh	\$1.17
Clean Energy Transition Mechanism	209 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	209 kWh @ \$0.01230/kWh	\$2.57
Florida Gross Receipt Tax		\$0.44

#### Lighting Charges

**\$512.02**

**Total Current Month's Charges**

**\$512.02**

00000036-0000029-Page 34 of 36

For more information about your bill and understanding your charges, please visit [TampaElectric.com](http://TampaElectric.com)

## Ways To Pay Your Bill



### Bank Draft

Visit [TECOaccount.com](http://TECOaccount.com) for free recurring or one time payments via checking or savings account.



### In-Person

Find list of Payment Agents at [TampaElectric.com](http://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](http://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:

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### 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

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BERRY BAY COMMUNITY DEVELOPMENT  
DISTRICT  
C/O MERITUS CORP  
3043 JUNIPER COVE ST  
WIMAUMA, FL 33598

Statement Date: May 13, 2025

Amount Due: \$16.59

Due Date: June 03, 2025

Account #: 221009423916

DO NOT PAY. Your account will be drafted on June 03, 2025

## Account Summary

Current Service Period: April 08, 2025 - May 07, 2025

Previous Amount Due	\$18.27
Payment(s) Received Since Last Statement	-\$18.27

Current Month's Charges	\$16.59
-------------------------	---------

Amount Due by June 03, 2025	\$16.59
-----------------------------	---------

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

## Your Energy Insight



Your average daily kWh used was **30% lower** than it was in your previous period.



Scan here to view your account online.

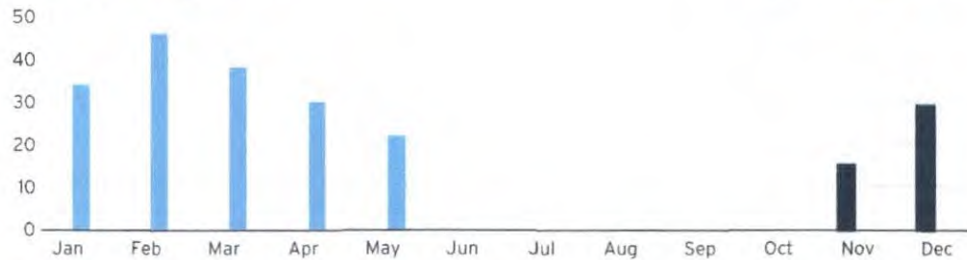


# DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911.

For more safety tips, visit  
[TampaElectric.com/PowerLineSafety](https://www.tampaelectric.com/PowerLineSafety)

## Monthly Usage (kWh)



Learn about your newly redesigned bill and get deeper insights about your usage by visiting [TECOaccount.com](https://TECOaccount.com)



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

Account #: 221009423916

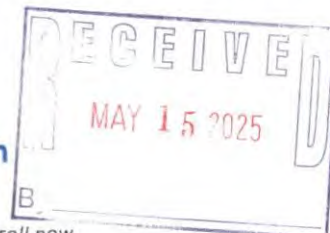
Due Date: June 03, 2025



Pay your bill online at [TampaElectric.com](https://TampaElectric.com)

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

Go Paperless, Go Green! Visit [TampaElectric.com/Paperless](https://TampaElectric.com/Paperless) to enroll now.



Amount Due: \$16.59

Payment Amount: \$ \_\_\_\_\_

618051115007

Your account will be  
drafted on June 03, 2025

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
C/O MERITUS CORP  
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.



**Service For:**  
3043 JUNIPER COVE ST  
WIMAUMA, FL 33598

**Account #:** 221009423916  
**Statement Date:** May 13, 2025  
**Charges Due:** June 03, 2025

## Meter Read

**Service Period:** Apr 08, 2025 - May 07, 2025

**Rate Schedule:** Residential Service

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000941219	05/07/2025	214	192		22 kWh	1	30 Days

## Charge Details



### Electric Charges

Daily Basic Service Charge	30 days @ \$0.43000	\$12.90
Energy Charge	22 kWh @ \$0.08924/kWh	\$1.96
Fuel Charge	22 kWh @ \$0.02852/kWh	\$0.63
Storm Protection Charge	22 kWh @ \$0.00722/kWh	\$0.16
Clean Energy Transition Mechanism	22 kWh @ \$0.00406/kWh	\$0.09
Storm Surcharge	22 kWh @ \$0.01995/kWh	\$0.44
Florida Gross Receipt Tax		\$0.41

### Electric Service Cost

**\$16.59**

## Avg kWh Used Per Day



## Important Messages

### Be Prepared This Storm Season

Visit [FloridaDisaster.org](https://www.floridadisaster.org) or your county's emergency management website for emergency plans, evacuation and flood zones, emergency shelter locations, government alerts, flood insurance, property protection and more.

### Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending March 2025 includes Natural Gas 80%, Purchased Power 10%, Solar 10% and Coal 0%.

**Total Current Month's Charges**

**\$16.59**

For more information about your bill and understanding your charges, please visit [TampaElectric.com](https://www.tampaelectric.com)

## Ways To Pay Your Bill



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TECO  
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Tampa, FL 33631-3318  
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### Phone

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

### All Other

### Correspondences:

Tampa Electric  
P.O. Box 111  
Tampa, FL 33601-0111

## Contact Us

**Online:**  
[TampaElectric.com](https://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

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**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Berry Bay

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Chloe Firebaugh	X	No

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

Approved for payment:

Michael Perez  
District Manager Signature

5/5/2025  
Date



Florida Department of Health  
in Hillsborough County  
Notification of Fees Due



29-BID-7840984

Permit Number

**29-60-2425652**

**For: Swimming Pools - Public Pool > 25000 Gallons**

**Notice:** This bill is due and payable in full upon receipt and must be received by the local office by the payment due date (06/30/2025).

Fee Amount: \$275.00

Previous Balance: \$0.00

**Total Amount Due: \$275.00**

Payment Due Date: 06/30/2025 or Upon Receipt

**If not paid by 06/30/2025 then the fee will be: \$325.00**

Mail To: Berry Bay Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607

Please verify all information below at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com) and make changes as necessary.

**Account Information:**

Name: Berry Bay Amenity Pool Pool Volume: 179,000  
Location: 5380 Night Tide Lane gallons  
Wimauma, FL 33598

Bathing Load: 214  
Flow Rate: 1070

**Owner Information:**

Name: Berry Bay Community Development District  
Address: 2005 Pan Am Circle, Suite 300  
(Mailing) Tampa, FL 33607  
Home Phone: (813) 873-7300 Work Phone: ()

**Please go online to pay fee at:**

**[www.MyFloridaEHPermit.com](http://www.MyFloridaEHPermit.com)**

Permit Number: 29-60-2425652 Bill ID: 29-BID-7840984

Billing Questions call DOH-Hillsborough at: (813) 307-8059

If you do not pay online, make checks payable to and mail invoice WITH payment to:  
Florida Department of Health in Hillsborough County  
ATTN: Environmental Health  
P O Box 5135

Circle One: Visa MC

Name on Card: \_\_\_\_\_

Account #: \_\_\_\_\_

Exp Date: \_\_\_\_/\_\_\_\_ Security Code (CVV): \_\_\_\_

Card's Billing Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_ Zip: \_\_\_\_\_

**I Authorize Florida Department of Health in Hillsborough County to charge my credit card account for the following:**

Payment Amount: \$\_\_\_\_\_ For: \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

[Please RETURN invoice with your payment]

Batch Billing ID: 81257



**PERMIT HOLDERS CAN NOW**

# pay invoices online!

The Florida Department of Health now offers a secure system for permit holders to pay invoices and print permits online!

- No sign-up cost.
- Save time. Paying a bill online is faster than mailing a check or hand delivering payment.
- Our safe and secure system will keep your information protected.
- Pay at your convenience. With our online system, you can pay with your credit card or e-check and don't have to worry about envelopes or stamps.

**Pay this invoice online at [www.myfloridaehpermit.com](http://www.myfloridaehpermit.com)**

NOTE: Payments made online will be assessed a small convenience fee. Visit the site for more information



## 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 Community Development District  
2005 Pan Am Circle, Suite 300  
Tampa, FL 33607*

Invoice No. 27385  
Date 05/01/2025

---

SERVICE	AMOUNT
Audit FYE 09/30/2024	\$ <u>2,000.00</u>
Current Amount Due	\$ <u><u>2,000.00</u></u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
2,000.00	0.00	0.00	0.00	0.00	2,000.00

Payment due upon receipt.

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Berry Bay

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Chloe Firebaugh	X	No

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

Approved for payment:

Michael Perez  
District Manager Signature

5/5/2025  
Date

REVISED 5/5/2025 10:12

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Berry Bay

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Chloe Firebaugh	X	No

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

Approved for payment:

Michael Perez  
District Manager Signature

5/5/2025  
Date

REVISED 5/5/2025 10:12

**Attendance Confirmation**  
for  
BOARD OF SUPERVISORS

---

District Name: Berry Bay

Board Meeting: May 1, 2025

	Name	Please X	Paid
1	Carlos de la Ossa	X	\$200.00
2	Nicholas Dister	X	\$200.00
3	Ryan Motko	X	\$200.00
4	Kelly Evans	X	\$200.00
5	Chloe Firebaugh	X	No

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

Approved for payment:

Michael Perez  
District Manager Signature

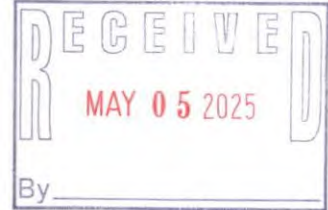
5/5/2025  
Date



Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7728915  
Account Number: 273208000  
Invoice Date: 04/25/2025  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

Berry Bay Community Development Dist  
ATTN Brian Lamb  
2005 Pan AM Circle Ste 300  
Tampa, FL 33607  
United States



BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT REVENUE BOND, SERIES  
2023 (ASSESSMENT AREA TWO)REVENUE FUND

The following is a statement of transactions pertaining to your account. For further information, please review the attached.

### STATEMENT SUMMARY

**PLEASE REMIT BOTTOM COUPON PORTION OF THIS PAGE WITH CHECK PAYMENT OF INVOICE.**

TOTAL AMOUNT DUE	\$4,256.13
------------------	------------

All invoices are due upon receipt.

Please detach at perforation and return bottom portion of the statement with your check, payable to U.S. Bank.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BOND, SERIES  
2023 (ASSESSMENT AREA TWO)REVENUE FUND

Invoice Number:	7728915
Account Number:	273208000
Current Due:	\$4,256.13

Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:  
U.S. Bank  
ABA # 091000022  
Acct # 1-801-5013-5135  
Trust Acct # 273208000  
Invoice # 7728915  
Attn: Fee Dept St. Paul

Please mail payments to:  
U.S. Bank  
CM-9690  
PO BOX 70870  
St. Paul, MN 55170-9690





Corporate Trust Services  
EP-MN-WN3L  
60 Livingston Ave.  
St. Paul, MN 55107

Invoice Number: 7728915  
Invoice Date: 04/25/2025  
Account Number: 273208000  
Direct Inquiries To: Duffy, Leanne M  
Phone: (407)-835-3807

3/3

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT  
SPECIAL ASSESSMENT REVENUE BOND, SERIES  
2023 (ASSESSMENT AREA TWO)REVENUE FUND

Accounts Included 273208000 273208001 273208002 273208003 273208004 273208005  
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04111 Paying Agent / Regist / Trustee Agent	1.00	3,950.00	100.00%	\$3,950.00
<b>Subtotal Administration Fees - In Advance 04/01/2025 - 03/31/2026</b>				<b>\$3,950.00</b>
Incidental Expenses 04/01/2025 to 03/31/2026	3,950.00	0.0775		\$306.13
<b>Subtotal Incidental Expenses</b>				<b>\$306.13</b>
<b>TOTAL AMOUNT DUE</b>				<b>\$4,256.13</b>



**BERRY BAY CDD**  
**DISTRICT CHECK REQUEST**

**Today's Date** 5/7/2025  
**Check Amount** **\$2,472.05**  
**Payable To** Berry Bay CDD  
**Check Description** Series 2021 - FY 25 Tax Dist. ID Dist 723  
**Code:** 202.103200.1000

**Check Amount** **\$1,107.84**  
**Payable To** Berry Bay CDD  
**Check Description** Series 2023 - FY 25 Tax Dist. ID Dist 723  
**Code:** 203.103200.1000

<b>TOTAL \$:</b>	<u><b>\$3,579.89</b></u>
------------------	--------------------------

**Special Instructions** Do not mail. Please give to Eric Davidson

(Please attach all supporting documentation: invoices, receipts, etc.)

Eric  
Authorization

DM			
Fund	<u>001</u>		
G/L			
Object Code			
Chk	#	Date	

# BERRY BAY CDD

## TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2025, TAX YEAR 2024

	Dollar Amounts	Fiscal Year 2025 Percentages	
Net O&M	1,101,075.00	43.31%	0.433100
Net 2021 DS	995,377.48	39.15%	0.391500
Net 2023 DS	446,075.00	17.54%	0.175400
Net Total	2,542,527.48	100.00%	1.000000

100%

Date Received	Amount Received	43.31%	43.31%	39.15%	39.15%	17.54%	17.54%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Rounded Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Rounded 2021 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	Rounded 2023 Debt Service Revenue	
11/14/2024	16,050.87	6,951.04	6,951.04	6,283.78	6,283.78	2,816.05	2,816.05	-
11/22/2024	40,427.25	17,507.55	17,507.55	15,826.92	15,826.92	7,092.78	7,092.78	-
12/3/2024	25,981.47	11,251.62	11,251.62	10,171.52	10,171.52	4,558.33	4,558.33	-
12/6/2024	1,488,670.77	644,688.48	644,688.48	582,801.71	582,801.71	261,180.58	261,180.58	-
12/17/2024	568,514.42	246,202.65	246,202.65	222,568.47	222,568.47	99,743.30	99,743.30	-
1/7/2025	335,878.35	145,456.54	145,456.54	131,493.46	131,493.46	58,928.34	58,928.34	0.01
2/7/2025	32,286.19	13,981.96	13,981.96	12,639.76	12,639.76	5,664.47	5,664.47	-
3/10/2025	10,906.21	4,723.08	4,723.08	4,269.69	4,269.69	1,913.45	1,913.45	(0.01)
4/7/2025	7,958.81	3,446.67	3,446.67	3,115.81	3,115.81	1,396.34	1,396.34	(0.01)
5/7/2025	6,314.44	2,734.55	2,734.55	2,472.05	2,472.05	1,107.84	1,107.84	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
		-	-	-	-	-	-	-
<b>TOTAL</b>	2,532,988.78	1,096,944.14	1,096,944.14	991,643.16	991,643.17	444,401.48	444,401.48	(0.01)
<b>Net Total on Roll</b>	2,542,527.48		1,101,075.00		995,377.48		446,075.00	
<b>Collection Surplus / (Deficit)</b>	(9,538.70)		(4,130.86)		(3,734.31)		(1,673.52)	

# BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475

(352) 629-9645 \* (800) 366-9645

<http://www.bigsunfencing.com>

## Invoice

Date	Invoice #
1/30/2025	SB-1382

**Bill To:**

Berry Bay Community Development  
2005 Pan Am Cir Ste 300  
Tampa, FL 33607

**Ship To**

Post By Mailboxes

P.O. Number		Terms	Rep	Ship	Via
I215025		50% Dep on Order, Bal on Comp.	DW	1/30/2025	
Quantity	U/M	Description	Price Each		Amount
1		2.0" sq x .062 x 6' Aluminum Gate Post - Black	35.75		35.75
1		Labor to Demo & Haul Away	50.00		50.00
12		L.F. Fence Installation w/Concrete	10.00		120.00
1		Coredrill	50.00		50.00
1		Trip Charge	162.25		162.25
Thank You For Your Consideration!			<b>Total</b>		
			\$418.00		
			<b>Payments/Credits</b>		
			\$0.00		
			<b>Balance Due</b>		
			\$418.00		

# BIG SUN FENCING

1883 NW 58th Lane, Ocala, FL 34475  
 (352) 629-9645 \* (800) 366-9645  
<http://www.bigsunfencing.com>

## Invoice

Date	Invoice #
1/7/2025	SB-1331

**Bill To:**

Berry Bay Community Development  
 2005 Pan Am Cir Ste 300  
 Tampa, FL 33607

**Ship To**

3103 Marnie Grass

P.O. Number		Terms	Rep	Ship	Via
I214911		50% Dep on Order, Bal on Comp.	DW	1/7/2025	
Quantity	U/M	Description	Price Each	Amount	
1		1.75 x 5.5" x 70" Pocket Rail - Tan	11.55	11.55	
9		External Post Cap 5" x 5" - Tan	1.28	11.52	
36		L.F. Fence Installation w/Concrete Existing	14.00	504.00	
1		Trip Charge	260.20	260.20	
Thank You For Your Business!!			<b>Total</b>		
			\$787.27		
			<b>Payments/Credits</b>		
			\$0.00		
			<b>Balance Due</b>		
			\$787.27		

# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #1 : "Amenity Center Parking Lot" - Reinstall existing 30x30 PED + Left Arrow Down signs with new 10-ft u-channel post.	1	150.00	150.00
Install (Signage)	Item #2 : "Amenity Center Parking Lot" - Reinstall existing Left Arrow Down sign with new 30x30 PED sign + new 10-ft u-channel post.	1	250.00	250.00
Install (Signage)	Item #3 : "Amenity Center Parking Lot" - Leaning PED Crossing + Left Arrow Down sign post; Pull up post and reset level leaning post	1	100.00	100.00
Install (Signage)	Item #4 : "Amenity Center Parking Lot" - Leaning PED Crossing + Left Arrow Down sign post; Pull up and reset level leaning post	1	100.00	100.00
Install (Signage)	Item #5 : "Amenity Center Parking Lot" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #6 : "Night Tide Ln + Oyster Cv St" - Pull up twisted sign post; Transfer the existing PED Crossing + Left Arrow Down signs on to a new 10-ft u-channel post.	1	200.00	200.00
Install (Signage)	Item #7 : "Night Tide Ln" - Pull up leaning STOP post and reset level	1	100.00	100.00

**Subtotal**

**Sales Tax (7.0%)**

**Total**

**Payments/Credits**

**Balance Due**

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #8 : "Juniper Cv (Round-about)" - Missing 36x36 PED Crossing sign; Pull up leaning post with existing Left Arrow Down sign; Reset post level and install new 36x36 PED Crossing.	1	250.00	250.00
Install (Signage)	Item #9 : "Juniper Cv (Round-about)" - Pull up twisted post with existing PED Crossing + Left Arrow Down signs; Transfer existing signs on to a new 12-ft u-channel post.	1	225.00	225.00
Install (Signage)	Item #10 : "Berry Grove Blvd (Round-about)" - Leaning post with existing PED Crossing + Left Arrow Down signs; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #11 : "Berry Grove (Round-about)" - Leaning YIELD sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #12 : "Berry Grove Blvd (Main Entering)" - Leaning SPEED LIMIT 40 sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #13 : "Berry Grove Blvd (Main Entering)" - Leaning WATCH FOR WILDLIFE sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #14 : "Berry Grove Blvd (Main Exiting)" - Leaning SPEED LIMIT 40 sign post; Pull up post and reset level.	1	100.00	100.00

<b>Subtotal</b>
<b>Sales Tax (7.0%)</b>
<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #15 : "Berry Grove Blvd (Main Exiting)" - Leaning WATCH FOR WILDLIFE sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #16 : "Berry Grove Blvd + Dunes Shores Way (Main Entering)" - Leaning street name signs post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #17 : "Berry Grove Blvd + Dunes Shores Way (Main Entering)" - Leaning BIKE LANE AHEAD sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #18 : "Berry Grove Blvd + Dunes Shores Way (Main Entering)" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #19 : "Berry Grove Blvd just passed Berry Grove Blvd + Dunes Shores Way (Main Entering)" - Leaning WATCH FOR WILDLIFE sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #20 : "Berry Grove Blvd + Eagle Rock Dr" - Broken STOP sign post; Pulled up broken post in ground; Cut off the bottom of the existing post and installed it on a new break away u-post kit.	1	150.00	150.00

<b>Subtotal</b>
<b>Sales Tax (7.0%)</b>
<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #21 : "Berry Grove Blvd + Eagle Rock Dr" - Leaning street name sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #22 : "Berry Grove (Round-about)" - Leaning YIELD sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #23 : "Berry Grove Blvd (Round-about)" - Leaning PED + Left Arrow signs post with existing PED Crossing + Left Arrow Down signs; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #24 : "Berry Grove Blvd (Round-about)" - Leaning PED + Left Arrow signs post with existing PED Crossing + Left Arrow Down signs; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #25 : "Berry Grove Blvd (Round-about)" - Leaning PED + Left Arrow signs post with existing PED Crossing + Left Arrow Down signs; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #26 : "Berry Grove Blvd (East of Juniper round-about)" - Twisted BIKE LANE AHEAD sign post; Transfer existing signs on to a new 10-ft u-channel post.	1	200.00	200.00
Install (Signage)	Item #27 : "Berry Grove Blvd (East of Juniper round-about)" - Leaning SPEED LIMIT 40 sign post. Pull up post and reset level.	1	100.00	100.00

**Subtotal**

**Sales Tax (7.0%)**

**Total**

**Payments/Credits**

**Balance Due**

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #28 : "Berry Grove Blvd + Night Tide Ln" - Leaning street name signs post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #29 : "Berry Grove Blvd + Night Tide Ln" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #30 : "Night Tide Ln + Blue Azure (North of Amenity Center Entrance)" - Pull up broken PED + Left Arrow signs post; Transfer existing signs on to a new 12-ft u-channel post.	1	225.00	225.00
Install (Signage)	Item #31 : "Night Tide Ln + Blue Azure (Amenity Center Entrance)" - Pull up twisted STOP sign post; Transfer existing signs on to a new 10-ft u-channel post.	1	150.00	150.00
Install (Signage)	Item #32 : "Night Tide Ln + Blue Azure (Across from Amenity Center Entrance)" - Pull up broken PED + Left Arrow signs post; Transfer existing signs on to a new 12-ft u-channel post.	1	225.00	225.00
Install (Signage)	Item #33 : "Berry Grove Blvd (West bound, North of Night Tide Ln)" - Pull up bent ROUND ABOUT + 500 FT signs post; Transfer existing signs on to a new 12-ft u-channel post.	1	225.00	225.00
Install (Signage)	Item #34 : "Night Tide Ln + Blue Azure Dr" - Leaning street name signs post; Pull up post and reset level.	1	100.00	100.00

**Subtotal**

**Sales Tax (7.0%)**

**Total**

**Payments/Credits**

**Balance Due**

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #35 : "Fiddle Fig Ave + Eagle Rock Dr" - Leaning street name signs post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #36 : "Marine Grass Dr" - Broken NO OUTLET sign post was already on the ground. **THIS SIGN IS NO LONGER NEEDED (Removed post and sign) -- NO CHARGE	1	0.00	0.00
Install (Signage)	Item #37 : "Marine Grass Dr + Berry Grove Blvd" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #38 : "Marine Grass Dr + Berry Grove Blvd" - Leaning street name signs post; Pull up post and reset level. "Berry Grove Blvd" sign needs bolt hardware to attach the 2 street name sign panels together.	1	125.00	125.00
Install (Signage)	Item #39 : "Berry Grove Blvd + Living Coral St" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #40 : "Oyster Cv + Night Tide Ln" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #41 : "Berry Grove Blvd + Living Coral St" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #42 : "Berry Grove Blvd + Living Coral St" - Leaning street names sign post; Pull up post and reset level.	1	100.00	100.00

<b>Subtotal</b>
<b>Sales Tax (7.0%)</b>
<b>Total</b>
<b>Payments/Credits</b>
<b>Balance Due</b>

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com



11749 Crestridge Loop  
Trinity, FL 34655



# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #43 : "Living Coral St + Silver Scallop Lp" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #44 : "Marine Grass Dr + Fiddle Fig Ave" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #45 : "Marine Grass Dr + Fiddle Fig Ave" - Leaning street name signs post; Pull up and reset level.	1	100.00	100.00
Install (Signage)	Item #46 : "Marine Grass Dr + Fiddle Fig Ave" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #47 : "Marine Grass Dr + Berry Grove Blvd" - Leaning street name signs post; Pull up and reset level.	1	100.00	100.00
Install (Signage)	Item #48 : "Juniper Cv St + Dug Cork Way" - STOP sign post on ground; Reinstalled level.	1	50.00	50.00
Install (Signage)	Item #49 : "Salt Marsh Rd + Blue Estuary Rd" - Bent street names sign post; Cut off the bottom of the existing post and installed it on a new break away u-post kit.	1	150.00	150.00
Install (Signage)	Item #50 : "Salt Marsh Rd + Blue Estuary Rd" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #51 : "Berry Bay Ave + Salt Marsh Rd" - Bent STOP sign post; Cut off the bottom of the existing post and installed it on a new break away u-post kit.	1	150.00	150.00

**Subtotal**

**Sales Tax (7.0%)**

**Total**

**Payments/Credits**

**Balance Due**

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

# Invoice

Date	Invoice #
5/12/2025	3561

Bill To
Inframark Berry Bay CDD Attn: Michael Perez / Gary Schwartz 2005 Pan Am Circle #300 Tampa, FL 33607

P.O. No.	Terms
	Due on receipt

Item	Description	Qty	Rate	Amount
Install (Signage)	Item #52 : "Berry Bay Ave + Salt Marsh Rd" - Leaning street name signs post; Pull up and reset level.	1	100.00	100.00
Install (Signage)	Item #53 : "Berry Bay Ave + Blue Estuary Rd" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #54 : "Berry Bay Ave + Dug Cork" - Leaning STOP sign post; Pull up post and reset level.	1	100.00	100.00
Install (Signage)	Item #55 : "Berry Bay Ave + Dug Cork" - Leaning street name signs post; Pull up and reset level.	1	100.00	100.00

<b>Subtotal</b>	\$6,625.00
<b>Sales Tax (7.0%)</b>	\$0.00
<b>Total</b>	\$6,625.00
<b>Payments/Credits</b>	\$0.00
<b>Balance Due</b>	\$6,625.00

Phone #	Fax #	E-mail
(727) 480-6514		fieldsconsultinggroup@yahoo.com

Phone (813) 754-4856

**Gary Ford**

Cell (813) 245-6944

DBA Gary Ford Well & Pump Co.

4601 Holbrook Rd • Plant City, Florida 33565

SOLD TO Berry Bay CDD  
ADDRESS Plumeria Park  
Wimauma, FL

DATE 5-7-2025  
PHONE 1-813-309-2439  
Gary Schwartz

1- 7.5HP 77575-1255 Liquid End <u>and</u>		
1- 7.5HP Grundfos 208 to 230 Volt 3 Phase Motor	\$ 7500.00	
160 FT. 10/4 Submersible Wire w/ Ground @ \$4.00 FT	640.00	
Hoist Truck Service + Labor To Pull + ReSet Pump	1200.00	
	<u>\$9,340.00</u>	

Thank You!

**GATE PROS INC**  
2550 US Highway 17 S  
Wauchula, FL 33873-8450  
8634743090  
accounting@gate-pros.com



**INVOICE**

**BILL TO**  
BERRY BAY CDD  
2005 PAN AM CIRCLE, STE  
300  
TAMPA, FL 33607

**SHIP TO**  
BERRY BAY  
MAIN POOL GATE

**INVOICE #** 13236  
**DATE** 04/24/2025  
**DUE DATE** 05/24/2025  
**TERMS** Net 30

ACTIVITY	DESCRIPTION	AMOUNT
SERVICE	SERVICE CALL ON 3/26/2025	870.00
	REPLACE ELECTRIC STRIKE ON POOL GATE.	
	ADJUST AND TEST.	
FUEL SURCHARGE	FUEL SURCHARGE	25.00
BALANCE DUE		<b>\$895.00</b>



# Neptune Multi services LLC

11423 Crestlake Village Dr  
 Riverview, FL, 33569  
 Neptunemts@gmail.com  
<https://www.facebook.com/101624548259772/posts/228424315579794/?sfnsn=mo>  
 813-778-9857

# Invoice

Invoice No: 0053820  
 Date: 04/28/2025  
 Terms: NET 14  
 Due Date: 05/12/2025

Bill To: Berry Bay CDD  
 inframarkcms@payableslockbox.com

Description	Quantity	Rate	Amount
Pond clenup second request	1	\$450.00	\$450.00

## Payment Instructions

Cashapp \$neptunejku



Subtotal	\$450.00
TAX 0%	\$0.00
Total	\$450.00
Paid	\$0.00

**Balance Due \$450.00**

Please detach and send with remittance to:

Neptune Multi services LLC  
11423 Crestlake Village Dr  
Riverview, FL, 33569

Remittance Advice for Invoice # 0053820 on 04/28/2025

Balance Due \$450.00

Paid

Received From: Berry Bay CDD

Card Type

Cardholder's Name

Card Number













CVV




Expiry Date





Signature



#529-2025

4/23/25

To: Berry Bay CDD  
2005 Pan Am Cr  
Tampa, FL 33607  
813.781.3984  
Att: Michael Perez / Dist Mgr

Re: Neighborhood Movie Screen  
Desc:

**A: (1) 14 x 10 Removable movie screen**

- Framing is 4 pieces of 3x3 aluminum square tubing
- The 2 vertical and 2 horizontal pieces disconnect
- 8'x10' white screen is smooth awning material with perimeter grommets
- Each grommet slips over a receiving hook or clip
- The 14'x3x3 alum posts will insert into a permanent 4x4x24" sleeve that comes with a cap.
- The bottom of the sleeve will have a cap as well to prevent dirt intrusion.
- Sides of sleeves will have weep holes for drainage.

Price: \$3,575.00

Installation: \$ 500.00

TOTAL: **\$4,075.00**

Terms: Due net 15 days after installation and receipt of invoice.

---

**AMOUNT DUE THIS INVOICE – 10 DAYS**

**\$4,075.00**

**CHECKS MADE PAYABLE TO: SIGNPRO STUDIOS, INC / 827 VICTORIA DRIVE / DUNEDIN, FL 34698**

## Request for Taxpayer Identification Number and Certification

Give Form to the  
requester. Do not  
send to the IRS.

► Go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9) for instructions and the latest information.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

**SignPro Studios, Inc.**

2 Business name/disregarded entity name, if different from above

**SignPro Studios Inc.**

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☒ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ►

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is not disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ►

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) \_\_\_\_\_

Exemption from FATCA reporting code (if any) \_\_\_\_\_

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

**827 Victoria Drive**

6 City, state, and ZIP code

**Dunedin, FL 34698**

7 List account number(s) here (optional)

Requester's name and address (optional)

Print or type.  
See Specific Instructions on page 3.

### Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

\_\_\_\_ - \_\_\_\_ - \_\_\_\_\_

or

Employer identification number

8 2 - 3 4 2 8 0 9 4

### Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

**Certification instructions.** You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign  
Here

Signature of  
U.S. person ►

Date ► **12/4/17**

### General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

**Future developments.** For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to [www.irs.gov/FormW9](http://www.irs.gov/FormW9).

### Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

Invoice 14 35829

PO#	Date
	04/30/2025
Sales Rep	Terms
Kody Dafoe	Net 30

Bill To
Berry Bay CDD 2005 Pan Am Circle Suite 300 Tampa, FL 33607

Property Address
Berry Bay CDD 4982 Eagle Rock Dr Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#21891 - Berry Bay 3.17.25 Site Audit Proposals

Straighten 46 leaning trees through out Berry Bay.

Remove Approx. 600 Sqft of damaged turf in median of Berry Bay Grove and Marine Grass Dr.

Level ground and install St.Augustine turf in place.

Fungicide, insecticide and Fertilization application will be applied within 45 days of installation to ensure sod takes.

**Proposal Pricing is valid for 30 days from the proposal date.**

EM - Installation - 04/16/2025

\$4,515.77

<b>Total</b>	<b>\$4,515.77</b>
Credits/Payments	(\$0.00)
<b>Balance Due</b>	<b>\$4,515.77</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$46,446.56	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

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

Invoice 14 35828

PO#	Date
	04/30/2025
Sales Rep	Terms
Kody Dafoe	Net 30

**Property Address**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
------	-----------	------	------------	--------

#21204 - Berry Bay March Inspection report Proposals 3.6.25

Fill in voids of lantana in front entrance beds, top dress all plantings with mulch.

Removal of 3 additional infected sabal palms, installation of 12-14ft height palms.

Stake Trees, mulch tree rings.

Trim dead fronds through out property, trim palms that are touching amenity center.

Cut root ball and reset leaning pine tree, stake tree along Blue Azure.

Aerate Zoysia sod inside pool area, top dress area with command soil to help counteract compaction due to high foot traffic.

Irrigation modifications not included.

**Proposal Pricing is valid for 30 days from the proposal date.**

EM - Installation - 04/15/2025

\$5,484.48

<b>Total</b>	<b>\$5,484.48</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$5,484.48</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$46,446.56	\$0.00	\$0.00	\$0.00	\$0.00



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

**Bill To**

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

Invoice 14 35827

PO#	Date
	04/30/2025
Sales Rep	Terms
Kody Dafoe	Net 30

**Property Address**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
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#20976 - Miscellaneous Proposals 2.28.25

**Top dress area with shell near construction.**

**Two new areas will be stripped and shell will be installed to prevent further damage to the turf.**

**Irrigation will be capped.**



**Remove dead material fence line and just inside, we can not trespass. Straighten damaged tree. Clean out dirt from gutter from accident.**





**Remove damaged viburnum from around amenity center and install.**

**Fill in voids of jasmine around amenity center and mailboxes.**

**Add sod to area where palm was removed inside pool area.**

**Replace missing viburnums in marine grass pocket park from Gary's report.**

**Remove root ball and install 25 gallon live oak along berry bay Blvd. from Gary's Report.**

**Proposal Pricing is valid for 30 days from the proposal date.**

EM - Installation - 04/03/2025

\$6,562.41

<b>Total</b>	<b>\$6,562.41</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$6,562.41</b>

<b>Current</b>	<b>1-30 Days Past Due</b>	<b>31-60 Days Past Due</b>	<b>61-90 Days Past Due</b>	<b>90+ Days Past Due</b>
<b>\$46,446.56</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>	<b>\$0.00</b>



5100 W Kennedy Blvd  
Ste 325  
Tampa, FL 33609

#### Bill To

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

Invoice 14 35830

PO#	Date
	04/30/2025
Sales Rep	Terms
Kody Dafoe	Net 30

#### Property Address

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, FL 33598

Item	Qty / UOM	Rate	Ext. Price	Amount
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#22324 - Berry Bay Hog damage Repair 4.7.25

Level ground behind amenity center near pond that hogs damaged.

Bring in top soil and add Bahia seed in new soil to help grass grow instead of weeds.

Area is not irrigated so we will need to rely on rains.

There is also damage on the homeowners property, this quote is just to correct the damage on the common area and behind the sales office not on the homeowners property.





**Proposal Pricing is valid for 30 days from the proposal date.**

EM - Installation - 04/24/2025	\$1,338.82
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<b>Total</b>	<b>\$1,338.82</b>
Credits/Payments	<u>(\$0.00)</u>
<b>Balance Due</b>	<b>\$1,338.82</b>

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$46,446.56	\$0.00	\$0.00	\$0.00	\$0.00

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2025

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607  
Phone (813) 873-7300 ~ Fax (813) 873-7070

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of May 31, 2025  
(In Whole Numbers)

					SERIES 2021	SERIES 2023	SERIES 2024	GENERAL	GENERAL	
					CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
					PROJECTS	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2023	SERIES 2024				GROUP FUND	ACCOUNT	TOTAL
	FUND	FUND	FUND	FUND	FUND	FUND	FUND		GROUP FUND	
<b>ASSETS</b>										
Cash - Operating Account	\$ 518,371	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	518,371
Accounts Receivable	4,725	-	-	-	-	-	-	-	-	4,725
Due From Developer	2,232	-	-	-	-	-	-	-	-	2,232
Due From Other Funds	125,582	57,615	-	1,181	-	-	-	-	-	184,378
Investments:										
Acquisition & Construction Account	-	-	-	-	13,995	1	517,151	-	-	531,147
Construction Fund Custody	-	-	-	-	71,890	-	-	-	-	71,890
Reserve Fund	-	497,689	446,075	81,233	-	-	-	-	-	1,024,997
Revenue Fund	-	388,585	271,814	42,344	-	-	-	-	-	702,743
Fixed Assets										
Equipment and Furniture	-	-	-	-	-	-	-	122,485	-	122,485
Construction Work In Process	-	-	-	-	-	-	-	18,293,605	-	18,293,605
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	497,448	497,448
Amount To Be Provided	-	-	-	-	-	-	-	-	22,509,918	22,509,918
<b>TOTAL ASSETS</b>	<b>\$ 650,910</b>	<b>\$ 943,889</b>	<b>\$ 717,889</b>	<b>\$ 124,758</b>	<b>\$ 85,885</b>	<b>\$ 1</b>	<b>\$ 517,151</b>	<b>\$ 18,416,090</b>	<b>\$ 23,007,366</b>	<b>\$ 44,463,939</b>
<b>LIABILITIES</b>										
Accounts Payable	\$ 7,449	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	7,449
Accounts Payable - Other	2,000	-	-	-	-	-	-	-	-	2,000
Bonds Payable	-	-	-	-	-	-	-	-	16,672,366	16,672,366
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,335,000	6,335,000
Due To Other Funds	-	-	153,670	-	29,527	-	1,181	-	-	184,378
<b>TOTAL LIABILITIES</b>	<b>9,449</b>	<b>-</b>	<b>153,670</b>	<b>-</b>	<b>29,527</b>	<b>-</b>	<b>1,181</b>	<b>-</b>	<b>23,007,366</b>	<b>23,201,193</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of May 31, 2025  
(In Whole Numbers)

					SERIES 2021	SERIES 2023	SERIES 2024	GENERAL	GENERAL	
					CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
					PROJECTS	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2023	SERIES 2024				GROUP FUND	ACCOUNT	TOTAL
	FUND	FUND	FUND	FUND	FUND	FUND	FUND			
<b>FUND BALANCES</b>										
Restricted for:										
Debt Service	-	943,889	564,219	124,758	-	-	-	-	-	1,632,866
Capital Projects	-	-	-	-	56,358	1	515,970	-	-	572,329
Unassigned:	641,461	-	-	-	-	-	-	18,416,090	-	19,057,551
<b>TOTAL FUND BALANCES</b>	<b>641,461</b>	<b>943,889</b>	<b>564,219</b>	<b>124,758</b>	<b>56,358</b>	<b>1</b>	<b>515,970</b>	<b>18,416,090</b>	<b>-</b>	<b>21,262,746</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 650,910</b>	<b>\$ 943,889</b>	<b>\$ 717,889</b>	<b>\$ 124,758</b>	<b>\$ 85,885</b>	<b>\$ 1</b>	<b>\$ 517,151</b>	<b>\$ 18,416,090</b>	<b>\$ 23,007,366</b>	<b>\$ 44,463,939</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>REVENUES</u></b>				
Interest - Tax Collector	\$ -	\$ 3,566	\$ 3,566	0.00%
Rental Income	-	2,250	2,250	0.00%
Special Assmnts- Tax Collector	778,872	1,096,944	318,072	140.84%
Special Assmnts- CDD Collected	322,203	-	(322,203)	0.00%
Other Miscellaneous Revenues	-	1,250	1,250	0.00%
Insurance Reimbursements	-	6,833	6,833	0.00%
<b>TOTAL REVENUES</b>	<b>1,101,075</b>	<b>1,110,843</b>	<b>9,768</b>	<b>100.89%</b>

**EXPENDITURES**

**Administration**

Supervisor Fees	12,000	6,400	5,600	53.33%
ProfServ-Trustee Fees	4,100	8,297	(4,197)	202.37%
Disclosure Report	11,400	33,150	(21,750)	290.79%
District Counsel	10,000	18,393	(8,393)	183.93%
District Engineer	5,000	14,194	(9,194)	283.88%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	12,000	8,000	4,000	66.67%
Auditing Services	4,900	5,600	(700)	114.29%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	198	52	79.20%
Insurance - General Liability	3,483	-	3,483	0.00%
Public Officials Insurance	2,851	-	2,851	0.00%
Insurance -Property & Casualty	36,841	37,097	(256)	100.69%
Legal Advertising	2,500	1,572	928	62.88%
Direct Mailings	2,500	3,607	(1,107)	144.28%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,000	500	66.67%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	500	736	(236)	147.20%
<b>Total Administration</b>	<b>147,775</b>	<b>163,744</b>	<b>(15,969)</b>	<b>110.81%</b>

**Electric Utility Services**

Clubhouse Internet, TV, Phone	1,200	693	507	57.75%
Utility - Water & Sewer	3,000	1,727	1,273	57.57%
Utility - Electric	40,000	14,143	25,857	35.36%
Utility - StreetLights	172,759	85,065	87,694	49.24%
<b>Total Electric Utility Services</b>	<b>216,959</b>	<b>101,628</b>	<b>115,331</b>	<b>46.84%</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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
<b><u>Other Physical Environment</u></b>				
Payroll-Pool Monitors	12,000	-	12,000	0.00%
ProfServ-Field Management	12,000	8,000	4,000	66.67%
Waterway Management	2,500	1,607	893	64.28%
Contracts-Janitorial Services	18,000	5,501	12,499	30.56%
Contracts-Pools	24,000	16,822	7,178	70.09%
Contracts-Trash & Debris Removal	9,000	9,221	(221)	102.46%
Contracts - Landscape	342,541	320,948	21,593	93.70%
Amenity Center Pest Control	1,800	840	960	46.67%
Security	6,000	-	6,000	0.00%
Onsite Staff	70,000	52,889	17,111	75.56%
R&M-Tree Trimming Services	10,000	2,576	7,424	25.76%
R&M-Monument, Entrance & Wall	10,000	18,161	(8,161)	181.61%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	6,603	28,397	18.87%
Landscape Maintenance	7,000	36,044	(29,044)	514.91%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	19,914	10,086	66.38%
R&M - Amenity Center	10,000	3,739	6,261	37.39%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	24,614	(14,614)	246.14%
Irrigation Maintenance	30,000	18,518	11,482	61.73%
Aquatic Maintenance	28,000	24,976	3,024	89.20%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	548	4,452	10.96%
Special Events	10,000	825	9,175	8.25%
Holiday Lighting & Decorations	10,000	-	10,000	0.00%
Janitorial Supplies	1,500	1,135	365	75.67%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	4,000	1,423	2,577	35.58%
Amenities Furniture & Fixtures	5,000	89	4,911	1.78%
<b>Total Other Physical Environment</b>	<b>736,341</b>	<b>574,993</b>	<b>161,348</b>	<b>78.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,101,075</b>	<b>840,365</b>	<b>260,710</b>	<b>76.32%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	270,478	270,478	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>370,983</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 641,461</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2021 Debt Service Fund (202)  
*(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	\$ -	\$ 30,685	\$ 30,685	0.00%
Special Assmnts- Tax Collector	995,377	991,598	(3,779)	99.62%
<b>TOTAL REVENUES</b>	<b>995,377</b>	<b>1,022,283</b>	<b>26,906</b>	<b>102.70%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	380,000	380,000	-	100.00%
Interest Expense	616,919	616,919	-	100.00%
<b>Total Debt Service</b>	<b>996,919</b>	<b>996,919</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>996,919</b>	<b>996,919</b>	<b>-</b>	<b>100.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(1,542)	25,364	26,906	-1644.88%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Operating Transfers-Out	-	(3,280)	(3,280)	0.00%
Contribution to (Use of) Fund Balance	(1,542)	-	1,542	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(1,542)</b>	<b>(3,280)</b>	<b>(1,738)</b>	<b>212.71%</b>
Net change in fund balance	\$ (1,542)	\$ 22,084	\$ 26,710	-1432.17%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>921,805</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 943,889</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2023 Debt Service Fund (203)  
*(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	\$ -	\$ 21,499	\$ 21,499	0.00%
Special Assmnts- Tax Collector	-	444,446	444,446	0.00%
Special Assmnts- CDD Collected	446,075	-	(446,075)	0.00%
<b>TOTAL REVENUES</b>	<b>446,075</b>	<b>465,945</b>	<b>19,870</b>	<b>104.45%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	95,000	95,000	-	100.00%
Interest Expense	351,494	351,494	-	100.00%
<b>Total Debt Service</b>	<b>446,494</b>	<b>446,494</b>	<b>-</b>	<b>100.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>446,494</b>	<b>446,494</b>	<b>-</b>	<b>100.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	(419)	19,451	19,870	-4642.24%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Contribution to (Use of) Fund Balance	(419)	-	419	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>(419)</b>	<b>-</b>	<b>419</b>	<b>0.00%</b>
Net change in fund balance	\$ (419)	\$ 19,451	\$ 20,708	-4642.24%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>544,768</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 564,219</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2024 Debt Service Fund (204)  
*(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	\$ -	\$ 1,741	\$ 1,741	0.00%
Special Assmnts- CDD Collected	-	141,668	141,668	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>143,409</b>	<b>143,409</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	-	35,000	(35,000)	0.00%
Interest Expense	-	64,347	(64,347)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>99,347</b>	<b>(99,347)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>99,347</b>	<b>(99,347)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	44,062	44,062	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Bond Proceeds	-	81,233	81,233	0.00%
Operating Transfers-Out	-	(537)	(537)	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>80,696</b>	<b>80,696</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 124,758	\$ 124,758	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b>\$ 124,758</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2021 Capital Projects Fund (302)  
*(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	\$ -	\$ 2,279	\$ 2,279	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>2,279</b>	<b>2,279</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	2,279	2,279	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	3,280	3,280	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>3,280</b>	<b>3,280</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 5,559	\$ 5,559	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>50,799</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 56,358</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2023 Capital Projects Fund (303)  
*(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	\$ -	\$ 1	\$ 1	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	1	1	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		-		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 1</u></b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 31, 2025  
Series 2024 Capital Projects Fund (304)  
*(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	\$ -	\$ 19,615	\$ 19,615	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>19,615</b>	<b>19,615</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	-	12,200	(12,200)	0.00%
Disclosure Report	-	2,500	(2,500)	0.00%
District Counsel	-	130,475	(130,475)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Cost of Issuance	-	9,250	(9,250)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>192,925</b>	<b>(192,925)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	1,610,763	(1,610,763)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>1,610,763</b>	<b>(1,610,763)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>1,803,688</b>	<b>(1,803,688)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(1,784,073)	(1,784,073)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	537	537	0.00%
Bond Proceeds	-	2,299,506	2,299,506	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>2,300,043</b>	<b>2,300,043</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 515,970	\$ 515,970	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2024)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 515,970</b>		

# Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 25\_05

Statement Date

05/31/2025

<b>G/L Account No. 101001 Balance</b>	518,371.40	<b>Statement Balance</b>	548,278.49
		<b>Outstanding Deposits</b>	5,377.54
<b>Positive Adjustments</b>	0.00	<b>Subtotal</b>	553,656.03
<b>Subtotal</b>	518,371.40	<b>Outstanding Checks</b>	-35,284.63
<b>Negative Adjustments</b>	0.00	<b>Ending Balance</b>	518,371.40
<b>Ending G/L Balance</b>	518,371.40		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>							
							0.00
05/01/2025	Payment	BD00023	Rental Income	Deposit No. BD00023	525.00	525.00	0.00
05/19/2025	Payment	BD00025	Rental Income	Deposit No. BD00025	400.00	400.00	0.00
05/07/2025	Payment	BD00026	Special Assmnts-Tax Collector	Deposit No. BD00026	6,314.44	6,314.44	0.00
<b>Total Deposits</b>					7,239.44	7,239.44	0.00
<b>Checks</b>							
							0.00
04/04/2025	Payment	783	RYAN MOTKO	Check for Vendor V00024	-200.00	-200.00	0.00
04/09/2025	Payment	785	INFRAMARK LLC	Check for Vendor V00023	-12,658.33	-12,658.33	0.00
			ADVANCED ENERGY SOLUTIONS OF AMERICA, LLC				
04/10/2025	Payment	789	ADA SITE COMPLIANCE	Check for Vendor V00088	-135.30	-135.30	0.00
04/15/2025	Payment	792	TECO ACH	Check for Vendor V00014	-1,500.00	-1,500.00	0.00
04/22/2025	Payment	300002	TECO ACH	Inv: 041125 2187	-34.49	-34.49	0.00
04/22/2025	Payment	300004	TECO ACH	Inv: 041125 3916	-18.27	-18.27	0.00
04/22/2025	Payment	300005	TECO ACH	Inv: 041125 3150	-1,389.29	-1,389.29	0.00
04/24/2025	Payment	300008	BOCC ACH	Inv: 041825 7985	-337.27	-337.27	0.00
04/29/2025	Payment	797	AQUATIC WEED CONTROL	Check for Vendor V00008	-170.00	-170.00	0.00
04/29/2025	Payment	798	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,155.00	-1,155.00	0.00
04/29/2025	Payment	799	INFRAMARK LLC	Check for Vendor V00023	-5.97	-5.97	0.00
04/29/2025	Payment	800	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
			BIG SUN FENCING & BIG SUN PRODUCTS				
05/08/2025	Payment	801	CARLOS DE LA OSSA	Check for Vendor V00082	-418.00	-418.00	0.00
05/08/2025	Payment	802	GATE PROS, INC.	Check for Vendor V00038	-200.00	-200.00	0.00
05/08/2025	Payment	803	GRAU AND ASSOCIATES	Check for Vendor V00053	-895.00	-895.00	0.00
05/08/2025	Payment	804	JOBE PEST SERVICES	Check for Vendor V00015	-2,000.00	-2,000.00	0.00
05/08/2025	Payment	806		Check for Vendor V00075	-140.00	-140.00	0.00

# Bank Account Statement

Berry Bay CDD

**Bank Account No.** 6498

**Statement No.** 25\_05

**Statement Date**

05/31/2025

05/08/2025	Payment	807	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
05/08/2025	Payment	808	NEPTUNE MULTI SERVICES	Check for Vendor V00049	-450.00	-450.00	0.00
05/08/2025	Payment	809	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00	-200.00	0.00
05/08/2025	Payment	810	RYAN MOTKO	Check for Vendor V00024	-200.00	-200.00	0.00
05/08/2025	Payment	811	SUNRISE LANDSCAPE	Check for Vendor V00044	-46,446.56	-46,446.56	0.00
05/12/2025	Payment	812	BERRY BAY CDD	Check for Vendor V00022	-3,579.89	-3,579.89	0.00
05/12/2025	Payment	813	U.S. BANK	Check for Vendor V00025	-4,256.13	-4,256.13	0.00
05/13/2025	Payment	814	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,139.00	-2,139.00	0.00
05/13/2025	Payment	815	FL DEPT OF HEALTH IN	Check for Vendor V00050	-275.00	-275.00	0.00
05/13/2025	Payment	816	GARY FORD WELL AND PUMP COMPANY	Check for Vendor V00093	-9,340.00	-9,340.00	0.00
05/13/2025	Payment	817	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
05/13/2025	Payment	818	SIGNPRO STUDIOS, INC.	Check for Vendor V00092	-4,075.00	-4,075.00	0.00
05/13/2025	Payment	819	STRALEY ROBIN VERICKER	Check for Vendor V00011	-2,812.50	-2,812.50	0.00
05/15/2025	Payment	300012	TECO ACH	Inv: 050625 321000026104	-10,652.94	-10,652.94	0.00
05/15/2025	Payment	300013	COMMUNICATION S ACH	Inv: 2748863050125	-99.99	-99.99	0.00
05/20/2025	Payment	300016	TECO ACH	Inv: 051325 211032420294	-139.63	-139.63	0.00
05/20/2025	Payment	300017	TECO ACH	Inv: 051325 221008992960	-1,024.06	-1,024.06	0.00
05/20/2025	Payment	300018	TECO ACH	Inv: 051325 221008993802	-1,442.98	-1,442.98	0.00
05/21/2025	Payment	820	FIELDS CONSULTING GROUP LLC	Check for Vendor V00052	-6,625.00	-6,625.00	0.00
05/28/2025	Payment	300019	TECO ACH	Inv: 051325 221008963334	-512.02	-512.02	0.00
05/30/2025	Payment	DD304	TRUIST - CC	Payment of Invoice 001683	-300.00	-300.00	0.00
<b>Total Checks</b>					-117,777.62	-117,777.62	0.00

## Adjustments

## Total Adjustments

## Outstanding Checks

08/01/2024		JE000551		Hillstax		-80.43
02/07/2025	Payment	DD284	BOCC ACH	Payment of Invoice 001540		-213.19
04/03/2025	Payment	DD296	TECO ACH	Payment of Invoice 001585		-139.63
04/03/2025	Payment	DD298	TECO ACH	Payment of Invoice 001588		-512.02
04/03/2025	Payment	DD299	TECO ACH	Payment of Invoice 001589		-1,442.98
04/03/2025	Payment	DD300	TECO ACH	Payment of Invoice 001590		-1,024.06
05/08/2025	Payment	805	INFRAMARK LLC	Check for Vendor V00023		-10,958.33
05/20/2025	Payment	300014	TECO ACH	Inv: 051325 221008882187		-22.12
05/20/2025	Payment	300015	TECO ACH	Inv: 051325 221008893150		-1,463.50
05/28/2025	Payment	821	BIG SUN FENCING & BIG SUN PRODUCTS	Check for Vendor V00082		-787.27
05/28/2025	Payment	822	INFRAMARK LLC	Check for Vendor V00023		-18,130.55

# Bank Account Statement

Berry Bay CDD

**Bank Account No.** 6498

**Statement No.** 25\_05

**Statement Date**

05/31/2025

05/30/2025	Payment	300020	BOCC ACH	Inv: 052025 7985	-493.96
05/30/2025	Payment	300021	TECO ACH	Inv: 051325 221009423916	-16.59
<b>Total Outstanding Checks</b>					-35,284.63

## Outstanding Deposits

01/01/2025	JE000673	ReversalUtility Water_Adj JE	448.04
01/01/2025	JE000674	Reversal Truist CC	867.83
12/01/2024	JE000680	Reversal Truist CC Adj JE	314.17
02/01/2025	JE000710	Teco Adj JE	3,147.67
02/01/2025	JE000713	Truist CC ADJ JE	599.83
<b>Total Outstanding Deposits</b>			5,377.54

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 05/01/2025 to 05/31/2025

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
<b>GENERAL FUND - 001</b>								
001	300012	05/15/25	TECO ACH	050625 321000026104	ELECTRIC 03/08/25-04/04/25	electric 3/8 - 4/7/2025	543041-53100	\$10,652.94
001	300013	05/15/25	CHARTER COMMUNICATIONS ACH	2748863050125	SERVICE 05/01/25-05/30/25	INTERNET- 05/31/24-06/30/24	546516-53908	\$99.99
001	300014	05/20/25	TECO ACH	051325 221008882187	ELECTRIC 04/08/25-05/07/25	Utility - Electric	543041-53100	\$22.12
001	300015	05/20/25	TECO ACH	051325 221008893150	ELECTRIC 04/08/25-05/07/25	Utility - Electric	543041-53100	\$1,463.50
001	300016	05/20/25	TECO ACH	051325 211032420294	ELECTRIC 04/08/25-05/07/25	Utility - Electric	543041-53100	\$139.63
001	300017	05/20/25	TECO ACH	051325 221008992960	ELECTRIC 04/08/25-05/07/25	Utility - Electric	543041-53100	\$1,024.06
001	300018	05/20/25	TECO ACH	051325 221008993802	ELECTRIC 04/08/25-05/07/25	Utility - Electric	543041-53100	\$1,442.98
001	300019	05/28/25	TECO ACH	051325 221008963334	ELECTRIC 04/08/25-05/07/25	April 8 - May 7, 2025 Electric	543041-53100	\$512.02
001	300020	05/30/25	BOCC ACH	052025 7985	WATER 04/17/25-05/20/25	4/17 - 5/20/2025 WATER	531085-53908	\$493.96
001	300021	05/30/25	TECO ACH	051325 221009423916	ELECTRIC 04/08/25-05/07/25	ELECTRIC	543041-53100	\$16.59
001	801	05/08/25	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1382	remaining fence repairs	fence repairs from storm	546515-53908	\$418.00
001	802	05/08/25	CARLOS DE LA OSSA	CO-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	803	05/08/25	GATE PROS, INC.	13236	gate services, electric strike on gate	R&M - Amenity Center	546516-53908	\$895.00
001	804	05/08/25	GRAU AND ASSOCIATES	27385	auditing services	AUDIT	532002-51301	\$2,000.00
001	805	05/08/25	INFRAMARK LLC	148109	management services March 2025	Accounting Services March 2025	532001-51301	\$1,000.00
001	805	05/08/25	INFRAMARK LLC	148109	management services March 2025	field services March 2025	531016-53908	\$1,000.00
001	805	05/08/25	INFRAMARK LLC	148109	management services March 2025	on-site staff March 2025	534215-53908	\$5,833.33
001	805	05/08/25	INFRAMARK LLC	148109	management services March 2025	District Manager March 2025	531150-51301	\$3,000.00
001	805	05/08/25	INFRAMARK LLC	148109	management services March 2025	Website maintenance March 2025	549936-51301	\$125.00
001	806	05/08/25	JOBE PEST SERVICES	5583	pest control May 2025	Amenity Center Pest Control	534181-53908	\$140.00
001	807	05/08/25	KELLY ANN EVANS	KE-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	808	05/08/25	NEPTUNE MULTI SERVICES	0053820	debris removal from ponds	pond debris removal	534121-53908	\$450.00
001	809	05/08/25	NICHOLAS J. DISTER	ND-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	810	05/08/25	RYAN MOTKO	RM-050125	BOARD 5/1/25	Supervisor Fees	511100-51101	\$200.00
001	811	05/08/25	SUNRISE LANDSCAPE	14 35829	straighten trees, install sod, and fertilize in 45 days	46 trees straight, install sod and fertilize	546300-53908	\$4,515.77
001	811	05/08/25	SUNRISE LANDSCAPE	14 35828	mulch, 3 sabal palms, tree rings, dead fronds, pine root ball	Landscape Maintenance	546300-53908	\$5,484.48
001	811	05/08/25	SUNRISE LANDSCAPE	14 35827	shell damaged sod	Landscape Maintenance	546300-53908	\$6,562.41
001	811	05/08/25	SUNRISE LANDSCAPE	14 35830	hog damage repairs 4.7.2025	hog damage repairs	546300-53908	\$1,338.82
001	811	05/08/25	SUNRISE LANDSCAPE	14 35713	Landscape Contract May 2025	LANDSCAPE MAINT May 2025	534171-53908	\$28,545.08
001	813	05/12/25	U.S. BANK	7728915	TRUSTEE FEES 04/01/25-03/31/26	ProfServ-Trustee Fees	531045-51301	\$4,256.13
001	814	05/13/25	AQUATIC WEED CONTROL	108820	pond maint May 2025	AQUATIC MAINT May 2025	546995-53908	\$2,139.00
001	815	05/13/25	FL DEPT OF HEALTH IN	29-BID-7840984	POOL PERMIT	ANNUAL FILING FEES	554020-51301	\$275.00
001	816	05/13/25	GARY FORD WELL AND PUMP COMPANY	050725 GARY FORD	pump replacement 3 phase motor	pump replacement	546930-53908	\$9,340.00
001	817	05/13/25	KELLY ANN EVANS	KE 090524	SUPERVISOR FEE	Supervisor Fees	511100-51101	\$200.00
001	818	05/13/25	SIGNPRO STUDIOS, INC.	529-2025	movie screen	Miscellaneous Maintenance	546922-53908	\$4,075.00
001	819	05/13/25	STRALEY ROBIN VERICKER	26474	district counsel April 2025	District Counsel	531146-51301	\$2,812.50
001	820	05/21/25	FIELDS CONSULTING GROUP LLC	3561	sign replacements and maintenance	signs repairs and replacement from storm	546515-53908	\$6,625.00
001	821	05/28/25	BIG SUN FENCING & BIG SUN PRODUCTS	SB-1331	Fence install and repairs	Landscape Maintenance	546300-53908	\$787.27
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	May 2025 ACCOUNTING SVCS	532001-51301	\$1,000.00
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	May 2025 Field Manager	531016-53908	\$1,000.00
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	May 2025 On-site staff	534215-53908	\$5,833.33
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	May 2025 Dissemination services	531142-51301	\$950.00
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	May 2025 District manager	531150-51301	\$3,000.00
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	May 2025 Website maintenance	549936-51301	\$125.00
001	822	05/28/25	INFRAMARK LLC	148989	May 2025 Management services	Retro billing onsite staff	534215-53908	\$6,222.22
001	DD304	05/30/25	TRUIST - CC	050125 1411	4/8/2025 Wagner Events	4/8/2025 FACE PAINTING FOR SPRING EVENT	549052-51301	\$200.00
<b>Fund Total</b>								<b>\$126,916.13</b>

**SERIES 2021 DEBT SERVICE FUND - 202**

202	812	05/12/25	BERRY BAY CDD	05072025 - 723	FY25 TAX DIST ID 723	Series 2021 FY25 Tax Dist ID 723	103200	\$2,472.05
<b>Fund Total</b>								<b>\$2,472.05</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Payment Register by Fund**

For the Period from 05/01/2025 to 05/31/2025

(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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**SERIES 2023 DEBT SERVICE FUND - 203**

203	812	05/12/25	BERRY BAY CDD	05072025 - 723	FY25 TAX DIST ID 723	SERIES 2023 FY25 TAX DIST ID 723	103200	\$1,107.84
<b>Fund Total</b>								<b>\$1,107.84</b>

<b>Total Checks Paid</b>	<b>\$130,496.02</b>
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**Proposal Prepared for:**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, Florida 33598  
Contact: Gary Schwartz  
Email: Gary.Schwartz@Inframark.com

**Prepared by:**

Niles Badgerow  
Email:  
nbadgerow@sunriselandscape.com  
Proposal Date: 6/4/2025  
Proposal #: 24533

## **Palm removal and replacement in pool area**

**Proposal Pricing is valid for 30 days from the proposal date.**

**Labor, materials, disposal of debris to remove dead palm tree in the pool area and replace with a Regenerated, fully booted Sable palm 12' to 15'. Add 8 bags topsoil.**

- **Note: This is a very labor intensive job. We are not able to use our skidsteer in the pool area so everything must be done by hand.**



### EM - Installation

Items	Quantity	Unit
Labor - Enhancement	40.00	HR
Regenerated Sable Palm Fully Booted	1.00	12-14'
Tree Stakes	1.00	EA

**EM - Installation:** \$4,850.00

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**PROJECT TOTAL:** **\$4,850.00**

### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
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10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



**Niles Badgerow**

Date

6/4/2025

**Sunrise Landscape**

By



Date

06/10/2025

**Berry Bay CDD**

**Proposal Prepared for:**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, Florida 33598  
Contact: Gary Schwartz  
Email: Gary.Schwartz@Inframark.com

**Prepared by:**

Niles Badgerow  
Email:  
nbadgerow@sunriselandscape.com  
Proposal Date: 6/4/2025  
Proposal #: 24537

## Palm pruning pool area

**Proposal Pricing is valid for 30 days from the proposal date.**

**Labor, equipment, disposal of debris to trim dead fronds off palms in pool area and remove seed pods**

**EM - Installation**

Items	Quantity	Unit
Labor - Enhancement	18.00	HR
Dump/Debris Removal Fees	75.00	Dollars

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**EM - Installation:** \$1,625.00

**PROJECT TOTAL:** **\$1,625.00**

### **Terms and Conditions:**

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4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
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By



**Niles Badgerow**

Date

6/4/2025

**Sunrise Landscape**

By



Date

06/10/2025

**Berry Bay CDD**



**Proposal Prepared for:**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, Florida 33598  
Contact: Gary Schwartz  
Email: Gary.Schwartz@Inframark.com

**Prepared by:**

Niles Badgerow  
Email:  
nbadgerow@sunriselandscape.com  
Proposal Date: 6/4/2025  
Proposal #: 24538

## Muhly Grass Center Island

**Proposal Pricing is valid for 30 days from the proposal date.**

**Labor and materials to Install (12) Muhly Grass 3 Gallon in center median where new pines were planted to fill open area.**



**EM - Installation**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Labor - Enhancement	2.00	HR	
Muhly Grass	12.00	3 GAL	
<b>EM - Installation:</b>			\$385.00
<b>PROJECT TOTAL:</b>			<b>\$385.00</b>

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By



**Niles Badgerow**

Date

6/4/2025

**Sunrise Landscape**

By



Date

06/10/2025

**Berry Bay CDD**

**Proposal Prepared for:**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, Florida 33598  
Contact: Gary Schwartz  
Email: Gary.Schwartz@Inframark.com

**Prepared by:**

Niles Badgerow  
Email:  
nbadgerow@sunriselandscape.com  
Proposal Date: 6/5/2025  
Proposal #: 24555

## Sod removal and replacement 2 areas

**Proposal Pricing is valid for 30 days from the proposal date.**

**Labor, materials, disposal of debris to remove and replace sod in two areas**

- **Right side of Berry Bay Blvd, see photos with red flags**
- **End of median island that truck drove over destroying sod**





### EM - Installation

Items	Quantity	Unit	
Labor - Enhancement	10.00	HR	
St. Augustine Floratam Sod	600.00	SF	
<b>EM - Installation:</b>			\$1,990.00
<b>PROJECT TOTAL:</b>			<b>\$1,990.00</b>

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By



**Niles Badgerow**

Date

6/5/2025

**Sunrise Landscape**

By



Date

06/10/2025

**Berry Bay CDD**

**Proposal Prepared for:**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, Florida 33598  
Contact: Gary Schwartz  
Email: Gary.Schwartz@Inframark.com

**Prepared by:**

Niles Badgerow  
Email:  
nbadgerow@sunriselandscape.com  
Proposal Date: 7/1/2025  
Proposal #: 25491

## Mulch install in annual flower beds

**Proposal Pricing is valid for 30 days from the proposal date.**

**Labor and materials to install (60) bags of "Pine Bark Fines" mulch in the (4) Roundabout flower beds and (3) entry flower beds.**

**EM - Installation**

Items	Quantity	Unit	
Labor - Enhancement	8.00	HR	
Pine Bark Fines Mulch	60.00	2 cuft bag	
<b>EM - Installation:</b>			\$1,030.00
<b>PROJECT TOTAL:</b>			<b>\$1,030.00</b>

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By



**Niles Badgerow**

Date

7/1/2025

**Sunrise Landscape**

By



Date

**Berry Bay CDD**



**Proposal Prepared for:**

Berry Bay CDD  
4982 Eagle Rock Dr  
Wimauma, Florida 33598  
Contact: Gary Schwartz  
Email: Gary.Schwartz@Inframark.com

**Prepared by:**

Niles Badgerow  
Email:  
nbadgerow@sunriselandscape.com  
Proposal Date: 7/1/2025  
Proposal #: 25492

## Fallen tree removal

**Proposal Pricing is valid for 30 days from the proposal date.**

**Labor and disposal of debris to remove and dispose of dead / fallen tree limb and other branches/debris in the area on the exit side of Berry Bay Blvd.**



**EM - Installation**

<b>Items</b>	<b>Quantity</b>	<b>Unit</b>	
Labor - Enhancement	3.00	HR	
Dump/Debris Removal Fees	25.00	Dollars	
<b>EM - Installation:</b>			\$290.00
<b>PROJECT TOTAL:</b>			<b>\$290.00</b>

### **Terms and Conditions:**

1. Services: For any Additional Work, terms and pricing must be proposed in a change order with such change order executed by both parties. Any such change order will become a part of this Agreement, with the executed change order controlling to the extent of any conflict between such executed change order and this Agreement.
2. Terms: Association/Owner shall pay any invoice within thirty (30) days following receipt thereof, and hereby agrees to pay interest at a rate equal to the lesser of 1.5% per month or the highest legal rate on all accounts not received within 45 days of invoice date. Further, the Association/Owner shall be responsible for any collection costs incurred by the Contractor in the collection of sums past due under this Agreement, including attorneys' fees and costs incurred. Without prejudice to the Contractor's other rights and remedies, the Contractor may halt any further work and services if the Association/Owner has failed to pay sums due hereunder.
3. Insurance: Contractor will maintain adequate general liability insurance, broad form contractual liability insurance, and worker's compensation to meet its legal requirements throughout the term of this Agreement. The contractor shall furnish a Certificate of Insurance describing coverage in effect and naming the Association/Owner as an additional insured on any general liability insurance. Association/Owner shall maintain its own liability insurance providing coverage for bodily injury, death, and property damage to any invitee of the Property, and property damage insurance against fire, vandalism, and other perils covering the value of the Property.
4. Property Damage: Association/Owner is responsible for notifying the Contractor of any underground utilities or irrigation systems and other Property conditions. The Contractor is not responsible for any damage, including irrigation components, cable lines, power lines, etc. that may occur in the installation process without prior knowledge of location or whereabouts. The Contractor is not responsible for the condition of the landscape due to drought, freeze, or storm damage. In the event of any damage, Association/Owner and administrative representative of the Contractor must allow forty-eight (48) hours for the Contractor to inspect said damage, and the Contractor shall establish the cause at its reasonable discretion. If the damage was caused by the negligence of the Contractor, the Contractor may, at its option, either repair or pay for the repair of any such damage, but only to the extent caused by the Contractor's negligence. The cost of the repairs performed by others that have been accepted by the Contractor shall be billed to the Contractor directly and will not be deducted from sums owed to the Contractor by the Owner.
5. Limitation of Liability: The contractor assumes no liability for damages caused by conditions beyond the Contractor's control. The Contractor shall have no liability for any defects in materials provided by others and shall have no liability for any damages of any kind beyond ninety (90) days following the completion of any Services or Additional Work (as applicable). IN NO EVENT SHALL THE CONTRACTOR OR ITS SUBSIDIARIES, AFFILIATES, SHAREHOLDERS, DIRECTORS, OFFICERS, AGENTS, SERVANTS, SUBCONTRACTORS, OR EMPLOYEES BE LIABLE UNDER THIS AGREEMENT FOR INDIRECT, CONSEQUENTIAL, SPECIAL, INCIDENTAL, STATUTORY, PUNITIVE, OR EXEMPLARY DAMAGES, INCLUDING, WITHOUT LIMITATION, LOST PROFITS, LOSS OF TIME, SHUTDOWN OR SLOWDOWN COSTS, LOSS OF BUSINESS OPPORTUNITIES, DAMAGE TO GOODWILL OR REPUTATION, OR OTHER ECONOMIC LOSS, REGARDLESS OF WHETHER SUCH LIABILITY IS BASED ON BREACH OF CONTRACT, TORT, STRICT LIABILITY OR OTHERWISE, AND EVEN IF ADVISED OF THE POSSIBILITY OF SUCH DAMAGES OR SUCH DAMAGES COULD HAVE BEEN REASONABLY FORESEEN.

6. **Catastrophic or Natural Events:** Work schedules may be interrupted by weather conditions to the point that scheduled activities, i.e., planting, pruning, edging, etc., may be temporarily halted, with no liability to the Contractor. Acceptable horticultural practices call for minimal pruning of freeze-damaged material until the threat of future freezes has passed. Special clean-ups and/or pruning due to storms, freezes, human-initiated events by other than the Contractor, or other Acts of God are not included and will require extra charge based on time, material, and disposal fees as per the fee and costs lists included herein. If a catastrophic or manmade event were to occur and all or part of the property become un-maintainable as this Agreement outlines, all services for the Association/Owner and the appropriate compensation to the Contractor (as determined by the Contractor in good faith) will be suspended until such time they can be resumed. If only part of the property were damaged, the contract payments and services provided would be prorated accordingly by the Contractor in good faith. Work schedules may also be halted or interrupted as a result of government orders or recommendations, including, without any limitation, government orders and recommendations related to the COVID-19 pandemic, all without liability to the Contractor.
7. **Severability and Waiver:** If any section, subsection, sentence, clause, phrase, or word of this Contract be and is, for any other reason held or declared by a court of competent jurisdiction to be inoperative or void, such holdings shall not affect the remaining portions of this agreement. It shall be construed to have been the intent of the parties hereto to have agreed without such inoperative or invalid part being contained herein so that the remainder of this contract, after exclusion of such inoperative or invalid part, shall be deemed and held to be as valid as if such excluded part had never been included herein. The failure of either party hereto to insist, in any one or more instances, upon the performance of any of the terms, covenants, or conditions of this agreement, or to exercise any right herein, shall not be construed as a waiver or relinquishment of such terms, covenant, condition or right as respects further performance. Any provision of this Agreement which by its terms survives termination of this Agreement (for example, without limitation, Sections 6 and 11), shall so survive.
8. **Amendments:** No change, modification, amendment, or addition of or to this Agreement shall be valid unless in writing and signed by authorized representatives of both parties.
9. **Choice of Law and Forum; Attorney's Fees:** The parties hereby agree that this Agreement, the construction of its terms, and the determination of the rights and duties of the parties hereto shall be governed by and construed in accordance with the laws of the State of Florida and that any action or suit arising out of or relating to this Agreement will be brought solely in any state or federal court located in Hillsborough County, Florida. Both parties hereby submit to the exclusive jurisdiction and venue of any such court. In any such action or suit, in addition to any other relief awarded, the prevailing party shall be entitled to collect from the losing party, the prevailing party's reasonable attorney's fees and costs. THE PARTIES FURTHER AGREE, TO THE EXTENT PERMITTED BY APPLICABLE LAW, TO WAIVE ANY RIGHT TO TRIAL BY JURY WITH RESPECT TO ANY CLAIM, COUNTERCLAIM, OR ACTION ARISING FROM THE TERMS OF THIS AGREEMENT.
10. **Liens:** Association/Owner's failure to timely pay the amounts due Contractor under this Agreement may result in a claim of lien against the Property under Chapter 713, Florida Statutes.

By



**Niles Badgerow**

Date

7/1/2025

**Sunrise Landscape**

By



Date

**Berry Bay CDD**



ARTURO GANDARILLA.  
DISTRICT FIELD COORDINATOR

## BERRY BAY JUNE FIELD INSPECTION REPORT,6/24/25, 8:35 AM

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BERRY BAY CDD, SUNRISE LANDCARE.

Tuesday, June 24, 2025

Prepared For Board Of Supervisors.

16 Items Identified

Green - Completed

Red - Not Completed/ No response

Orange - Scheduled/ Monitor

## ITEM 1- BERRY GROVE BLVD.

Due By: Monday, July 7, 2025

Assigned To: SUNRISE LANDCARE.

1. There are approximately 8 dead ferns to the right of the Berry Bay monument that need to be removed and replaced. Please provide a proposal for installing new ferns in their place.
  2. Please separate the ferns and grasses to create a cleaner, more defined appearance in the bed. Back side of monument.
  3. The flowers installed on June 19th are green and healthy. Sunrise will be applying fine pine bark in all flower beds to enhance overall appearance.
- Sunrise will have completed by July 14, 2025
4. The entrance monument is well-maintained.



## ITEM 2- BERRY GROVE BLVD.

Due By: Monday, July 14, 2025

Assigned To: SUNRISE LANDCARE.

1. The flowers at the tip of the center island at the main entrance of Berry Grove Boulevard are green, healthy, and well-maintained.
2. Please lift the pine trees to the left of the monument to improve overall appearance and visibility.
3. Please lift the pine trees located in the center island heading east on Berry Grove Boulevard, just before the group of Sabal palms, to improve appearance and clearance.
4. Mulch is needed in the areas where new grass was recently installed. Currently, the exposed soil is visible, and applying mulch will help improve the overall appearance.

➤ Sunrise will have completed by July 14, 2025



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### ITEM 3- BERRY GROVE BLVD.

Assigned To: SUNRISE LANDCARE.

1. Turf has made a great improvement.
2. This picture was taken on June 11th and clearly shows the condition of the turf at that time compared to how it looks now.



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### ITEM 4- BERRY GROVE BLVD.

Due By: Tuesday, July 1, 2025

Assigned To: SUNRISE LANDCARE.

On Berry Grove Blvd, while some of the turf has shown improvement, there are still areas that will need to be replaced.

➤ Sunrise will have completed by July 14, 2025



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**ITEM 5- BERRY GROVE BLVD.**

Assigned To: SUNRISE LANDCARE.

The turf area that was damaged by construction vehicles coming off Eagle Rock Drive onto Grove Boulevard (heading west) has been replaced and is currently doing well.



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## ITEM 6- BERRY GROVE BLVD.

Assigned To: SUNRISE LANDCARE.

All three pictures show the hedges well-trimmed. Sunrise also trimmed the back of the Viburnum hedge to separate it from the fence. The sidewalk is well edged and maintained, and the turf is in good condition.



## ITEM 7- BERRY GROVE BLVD

Assigned To: SUNRISE LANDCARE.

On Berry Grove, heading west toward the Berry roundabout, Sunrise trimmed the wood line area and raised the low-hanging branches on the oak trees. The area now looks well-maintained and has a greatly improved appearance. (All low hanging branches on the oaks were trimmed)



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## ITEM 8- JUNIPER COVE ST. & GUMBO LIMBO DR.

Assigned To: SUNRISE LANDCARE.

Photos of the pocket park show well-trimmed hedges, lifted oak trees, green and healthy grasses, and clean bed edging. Additional photos taken from Gumbo Limbo Drive back out to Juniper Cove and Berry Grove Blvd capture a broader view of the area—showing neatly trimmed hedges, well-maintained, green turf, a clean roadway, and properly raised trees.



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### ITEM 9- BERRY GROVE BLVD.

Assigned To: SUNRISE LANDCARE & AQUATIC WEED CONTROL.

Pond 4 is well-maintained along with the maintenance of the banks.



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### ITEM 10- BERRY GROVE BLVD.

Due By: Tuesday, July 8, 2025

Assigned To: SUNRISE LANDCARE.

Pond 5:

The Bahia turf around Pond 5 appears to be under stress, possibly due to insect activity or another issue. Please inspect and determine the cause and let us know once it has been identified.

➤ Sunrise will have completed by July 14, 2025





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**ITEM 11-SILVER DATE DR.**

Assigned To: AQUATIC WEED CONTROL.

Pond 13:

Pond 13 is well maintained. Aquatic Weed Control is doing a good job managing and keeping up with the aquatic weeds.



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**ITEM 12- BERRY GROVE BLVD.**

Assigned To: AQUATIC WEED CONTROL.

Pond 15:

Pond 15 appears well maintained, with aquatic weed growth under control. Aquatic Weed Control has been consistent in managing the ponds effectively, and their ongoing efforts are reflected in the current condition.

## ITEM 13- CLUBHOUSE.

Assigned To: SUNRISE LANDCARE.

➤ Sunrise is aware of turf looking yellowish and will continue to monitor



## ITEM 14- POOL AREA.

Assigned To: SUNRISE LANDCARE.

The palm trees inside the pool area were recently trimmed. The turf and tree rings are well maintained, with soft edging being performed regularly around the tree rings.



## ITEM 15-CLUBHOUSE.

Due By: Monday, July 14, 2025

Assigned To: SUNRISE LANDCARE.

1. Please trim the copper leaf in front of and to the left of the clubhouse to improve appearance and address a potential safety hazard.
2. Straighten the oak tree.
3. Trim the thryallis away from the ornamental grasses.
4. Please trim the Sabal palm limb to improve visibility for the security camera located at the corner of the clubhouse.

➤ Sunrise will have completed by July 14, 2025



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## ITEM 16- BERRY BAY AVE.

Due By: Tuesday, July 8, 2025

Assigned To: SUNRISE LANDCARE.

The back entrance on Berry bay Ave is well-maintained.

3. Pull dead Walter viburnum and provide a proposal to have new ones installed.
  - Sunrise will have completed by July 14, 2025

