

**BERRY BAY
COMMUNITY DEVELOPMENT
DISTRICT**

NOVEMBER 06, 2025

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
Arturo Gandarilla, Field Manager
Brooke Chapman, Clubhouse Manager

Regular Meeting Agenda

Thursday, November 06, 2025 at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held **November 06, 2025 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

Meeting ID: 240 062 334 037 6 **Passcode:** wU2Sy36X

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

(Each individual has the opportunity to comment and is limited to three (3) minutes for such comment)

3. BUSINESS ITEMS

A. Consideration of Recreational Facilities Policies and Regulations / Parent Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities.

4. CONSENT AGENDA

A. Approval of Minutes of the October 02, 2025, Regular Meeting

B. Consideration of Operation and Maintenance September 2025

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

D. Ratification of City-Wide Cleaning L.L.C. Proposal – Installation of Pet Station

5. STAFF REPORTS

A. District Counsel

B. District Engineer

C. District Manager

i. Field Inspections Report

ii. Lake Maintenance Service Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Recreational Facilities Policies and Regulations

The Berry Bay Community Development District, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, being situated entirely in Hillsborough County, Florida with a mailing address of 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (hereinafter the “**District**”), owns and maintains various Recreational Facilities throughout its boundaries, as well as an Amenity Center located at 5380 Night Tide Lane, Wimauma, Florida 33598.

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, Tennis/Pickleball Court, Playground, Dog Park, Picnic Area, and Various Common Areas. In order to provide for efficient and effective District operations, and for the safety and security of the District and its members, the District wishes to put the following Policies and Regulations in place.

The Clubhouse Gathering Room is available for rental by residents and non-residents. Further information regarding the Reservation Policies and Usage Agreements for said Clubhouse Gathering Room is available on the attached Clubhouse Gathering Room Reservation Policies and Usage Agreement attached hereto as **Exhibit A**.

General

The District has adopted these Policies and Regulations for the safety and security of the District and its Members (as defined herein). The Board of Supervisors may modify these Policies and Regulations from time to time as needed.

Violations of the Policies and Regulations are subject to verbal warnings, written warnings, suspension of usage rights, and further actions taken as outlined in these Policies and Regulations and as deemed appropriate by the Board of Supervisors and its duly authorized representative.

PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob Access and/or Amenity Center Access; but, will also subject the Resident/Member to possible suspension of Recreational Facilities Access as deemed appropriate by the District’s Board of Supervisors.

**PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR
MINOR-USE OF RECREATIONAL FACILITIES**

Any guests under the age of 18 that utilize the Recreational Facilities without an adult present **MUST** have a notarized Parental Consent and Waiver Form (attached hereto as **Exhibit B**) on file by the guest’s legal guardian.

Recreational Facilities and Amenity Center Usage Policies

The Recreational Facilities and Recreation Center includes, but is not limited to, a Clubhouse, Clubhouse Gathering Room, Pool, Pool Patio, Basketball Court, Tennis/Pickleball Court, Playground, Dog Park, Picnic Area, and Various Common Areas.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

1. ____ All Residents and Members are entitled to utilize the Recreational Facilities if they meet all eligibility requirements.
2. ____ **All Residents and/or Members using the Recreational Facilities MUST have their Key Fob with them AT ALL TIMES.**
3. ____ Residents and Members must have, at all times, in their possession, their key fob/access card for identification and to enter and utilize the Facilities.
4. ____ Residents and Members are encouraged to speak to their physician before engaging in physical exercise. All Residents and Members utilize the Facilities at their own risk.
5. ____ All persons using the District's Recreational Facilities and Amenity Center do so at their own risk.
6. ____ All persons using the Amenity Center do so at their own risk.
7. ____ All persons using the Pool and Pool Patio do so at their own risk.
8. ____ All persons using the Playground do so at their own risk.
9. ____ All persons using the Basketball Court do so at their own risk.
10. ____ All persons using the Tennis/Pickleball Court do so at their own risk.
11. ____ All persons using the Dog Park do so at their own risk.
12. ____ All persons using the Picnic Area do so at their own risk.
13. ____ Residents and Members must be properly attired with shirts and shoes to utilize the Facilities, with the exception of the Pool and Pool Patio, where bathing suits are permitted.
14. ____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times.
15. ____ Staff is to be treated in a courteous and considerate manner. No associate shall be reprimanded or harassed in any way by an individual utilizing the Facilities or other District property.
16. ____ Anyone who verbally threatens the physical well-being of another person, or who engages in behavior which may be dangerous, create a health or safety problem, create a hostile environment, or otherwise disturb others may be reported to the local law enforcement agency.
17. ____ Alcohol is **NOT** permitted on District property, including in and around the Pool and/or Pool Patio. (NO EXCEPTIONS).
18. ____ Anyone that appears to be under the influence of drugs or alcohol will be asked to leave the Facilities, immediately.
19. ____ Glass containers, of any kind, are **NOT** permitted on District property, including in and around the Pool and/or Pool Patio.
20. ____ The pool area is not supervised by lifeguards.
21. ____ All swimmers must shower before initially entering the Pool.
22. ____ Furniture shall NOT be removed from the Amenity Center (i.e., Gathering Room, Pool, Pool Patio, etc.) at any time.
23. ____ All equipment, furnishings, and property of the District shall be found in the same condition after use of same.
24. ____ It shall be the responsibility of any Resident or Member utilizing the Recreational Facilities to remove food and/or other items brought in.
25. ____ All persons shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
26. ____ Glitter and Confetti are **NOT** allowed on District property.
27. ____ The Facility and District Staff are not responsible for lost or stolen items. District Staff is not permitted to hold valuables or accept deliveries for Residents or Members.
28. ____ No person may use any District Recreational Facility in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use District Recreational Facilities in such a manner that creates excessive noise, profanity, or boisterous action.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

29. ____ No pets shall be allowed at or within the Amenity Center, Clubhouse, Pool, and/or Pool Patio any time except for verified service animals as defined by Florida Statutes.
30. ____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
31. ____ With the exception of firearms and ammunition permitted under Chapter 790, Florida Statutes, no other weapons are permitted on District property.
32. ____ Call 911 in the event of an emergency or any safety concerns.
33. ____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of Key Fob access and/or Amenity Center access but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.
34. ____ Policies and Regulations are subject to change as deemed necessary after appropriate approval by the Board of Supervisors.

Pool and Pool Patio Specific Usage Policies

In addition to the Policies and Regulations listed above, below are Pool and Pool Patio Specific Usage Policies.

1. ____ In the event of an emergency, or any safety concern, please call 911.
2. ____ Swim at your own risk. The pool areas are not supervised by lifeguards.
3. ____ Residents and Members under the age of 18 that utilize the pool or pool patio independently MUST have a key fob/access card and a Signed Parental Consent and Waiver Form (Exhibit B) prior to use of the pool or pool patio.
4. ____ The Pool and Pool Patio is open from Dawn until Dusk.
5. ____ All swimmers must shower before entering the pool.
6. ____ Flotation devices, such as rafts, rings, or play items, are NOT allowed in the pool or on the pool patio.
7. ____ Bicycles, scooters, roller skates, rollerblades, skateboards, etc. are NOT permitted on the pool patio.
8. ____ Persons with open cuts, wounds, sores, or blisters may NOT use the pool.
9. ____ Persons that are ill with diarrhea may NOT use the pool.
10. ____ Swim diapers are recommended for use by infants/children that are not toilet trained.
11. ____ Animals are not permitted in or around the pool with the exception of certified service animals.
12. ____ The pool and pool patio may be closed due to weather warnings, fecal accidents, chemical balancing, or general maintenance and repairs.
13. ____ Pool and pool patio Policies may be changed at the discretion of the District's Board of Supervisors.
14. ____ All other general Recreational Facilities and Amenity Center Usage Policies apply.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

CONSEQUENCES FOR VIOLATIONS OF POLICIES AND REGULATIONS

POLICY ENFORCEMENT. Please be aware that District Representatives **MUST** protect the rights and privileges of rule-abiding Residents and Members, and that inappropriate behavior will **NOT** be tolerated. All patrons are responsible for compliance with the Policies and Regulations established for the safe operations of all the Recreational Facilities. For severe violations or anyone continuing to violate Facilities Policies and Regulations, individual(s) may be refused access to the Facilities and associated amenities. The District Staff reserves the right to ask Residents, Members, and/or Guests to leave the Facilities and may suspend their privileges and/or key fobs. The District Staff retain the full right to contact the local law enforcement agency and have violators trespassed permanently from any District Property.

Depending on the severity of the violation, the individual(s) may be asked to leave the facilities until a consequence is determined. If a minor is involved in a violation, a parent or guardian will be contacted, and a written warning may be issued. Documentation of incidents will be kept on file with the District Manager.

Any appeals will need to be made in writing to the District's Board of Supervisors. Appeals will be reviewed at the next regularly scheduled District Board of Supervisors meeting from the date the appeal was received.

CONSEQUENCES. The following Consequences are at the sole discretion of the District Representative on site and are only to be used as a Guideline.

- I. WARNINGS:** The violation will be brought to the attention of the individual(s) involved. If the behavior continues, the violator will be asked to leave the property.
- II. SUSPENSIONS:** All suspensions will be treated on a case-by-case basis. Consequences and decision outcomes will be determined by District Management. While suspended from District Property, access cards / key fobs for Residents and/or Members will be deactivated. Any suspension of privileges from District Property, which resulted from Policy and Regulation violations, may be issues as follows and is automatically sent to the Board of Supervisors for ratification:
 - a. 3 days
 - b. 7 days
 - c. 1 month
 - d. 3-6 months
 - e. Indefinite

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

SIGNATURES

I, the Resident and/or Member, have read, initialed, and understand the (1) Recreational Facilities and Amenity Center Policies and Regulations; the (2) Pool and Pool Patio Specific Usage Policies; and the (3) Consequences for Violations of Policies and Regulations listed above.

**Berry Bay
Community Development District**

District Representative Name: _____
Title: _____
Date of Signature: _____

Member (Resident/Member) (*please circle one*)

Printed Name: _____
Mailing Address: _____
Date of Signature: _____
Email Address: _____

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Cancellation Policy: PLEASE NOTE that the District MUST receive formal, written notice of a cancellation a minimum of 72 hours prior to the Reservation Date and Time in order for a refund of the Security Deposit to be allowed. Without proper notice, the Rental Fee and the Security Deposit are forfeited.

Gathering Room Rental Usage Policies

1. ____ All persons using the Gathering Room do so at their own risk.
2. ____ Children under the age of sixteen must be accompanied by an adult over the age of 18 at all times while in the Gathering Room.
3. ____ Alcohol is **NOT** permitted in the Gathering Room – presence of alcohol, whether open or otherwise, will **AUTOMATICALLY FORFEIT THE RENTAL FEE AND THE SECURITY DEPOSIT (NO EXCEPTIONS)**.
4. ____ Glass containers, of any kind, are **NOT** permitted in the Gathering Room.
5. ____ Furniture shall NOT be removed from the Gathering Room at any time.
6. ____ All equipment, furnishings, and property of the District shall be found in the same condition after use of the Gathering Room.
7. ____ It shall be the responsibility of any resident renting the Gathering Room to remove food and/or other items brought in during the event.
8. ____ Non-perishable items left in the Gathering Room after use will be kept for a period of “One Week.” Items not claimed by the end of that period will be discarded.
9. ____ All persons renting and utilizing the Gathering Room shall obey the Hillsborough County Noise Ordinance and capacity limits as set by the Fire Marshall.
10. ____ Glitter and Confetti are **NOT** allowed in Gathering Room.
11. ____ Residents wishing to reserve the Gathering Room shall contact District staff no later than two (2) weeks prior to the date of intended reservation request. District staff will then review a list of policies and procedures for the reserved special event at the Gathering Room with the applicant. Use of the Gathering Room for parties or other group functions will require the execution of an indemnification agreement and a security deposit.
12. ____ Use of the Gathering Room is **STRICTLY** limited to the confines of the Gathering Room within the Clubhouse. Use of the Pool and/or the Pool Patio is **STRICTLY PROHIBITED** and will result in the **FORFEITURE OF THE SECURITY DEPOSIT**.
13. ____ Use of tape, push pins, etc. on the walls and/or ceiling of the Gathering Room is **STRICTLY PROHIBITED**.
14. ____ The Gathering Room, including but not limited to, ALL surfaces, walls, floors, etc. are to be **thoroughly cleaned** upon the completion of the rental event before leaving the Gathering Room. Failure to adequately clean will result in **FORFEITURE OF THE SECURITY DEPOSIT**. The depositor letter of explanation concerning the withholding of any funds shall be forwarded within 10 days.
 - i. **Please Note:** the District will do its best, but will not be obligated to provide, brooms, mops, etc. Renters must provide their own cleaning products and remove them at the conclusion of the event.
15. ____ **ALL CLEANING MUST BE COMPLETED**, and the Gathering Room locked up securely (all windows and doors closed and locked) by the ending time of the reservation; persons in the Gathering Room **AFTER** ending time of the reservation will be considered as **TRESPASSING** and **NOT ONLY** will the **SECURITY DEPOSIT BE AUTOMATICALLY FORFEITED** but the Trespassers will be subject to arrest by patrolling legal entities (Security and/or Hillsborough County Sheriff’s Office).

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

16. _____ No person may use the Gathering Room in such a manner as to interfere with the rights, comforts, conveniences, or peaceful enjoyment of the adjoining areas within the District by other residents. Specifically, no person may use the Gathering Room in such a manner that creates excessive noise, profanity, or boisterous action.
17. _____ Approval of all events is subject to the discretion of the District Manager and/or the District's Board of Supervisors. The District Manager has, within his/her sole discretion, the authority to reduce or waive rental fees for Community Service functions and events.
18. _____ No pets shall be allowed at any time in the Gathering Room except for service animals as defined by Florida Statutes.
19. _____ All exterior doors and windows must be closed when the air conditioning or heat is on and temperatures reset to original settings.
20. _____ Per Florida's Clean Air Act (FCAA), codified in Chapter 386 of the Florida Statutes, prohibits **smoking and vaping** in most public places.
21. _____ Call 911 in the event of an emergency or any safety concerns.
22. _____ PLEASE NOTE: violations of these Policies will not only be immediate grounds for Forfeiture of the Security Deposit but will also be subject to possible suspension of Amenity Center Access as deemed appropriate by the District's Board of Supervisors.

I, the renter, have read, initialed, and understand the Gathering Room Reservation Policies listed above.

**Berry Bay
Community Development District**

District Representative Name: _____
Title: _____
Date of Signature: _____

Renter (Resident/Non-Resident) *(please circle one)*

Printed Name: _____
Date of Signature: _____
Email Address: _____

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

Permission to use Gathering Room, Release of Liability, and Indemnification Agreement

1. The District is the owner of the Gathering Room.
2. The District is a residential development.
3. Upon request, the District, while it is the owner of the Gathering Room, will consider the use of the Gathering Room by groups and other entities for limited purposes.
4. The “Renter,” has applied to the District to use the Gathering Room.
5. The District, by its execution of this Agreement, has approved the use of the Gathering Room, as described herein, subject to all applicable laws, rules, and regulations, and subject to the District’s receipt of a Rental Fee of \$50.00 for rentals up to four (4) hours or Rental Fee of \$100.00 for rentals up to six (6) hours. Every rental will require the receipt of a \$200.00 Security Deposit. All monies must be in the form of U.S. Bank Check. Please make two separate checks, one each for the Rental Fee and the Security Deposit. Checks should be made payable to: Berry Bay CDD.
6. The District has consented to the above use by the Renter, its agents, employees, and invitees.
7. In consideration of the District’s permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its agents, employees, and invitees, and any other person or entity claiming by or through them, releases, discharges and acquits the District, its agents or employees, for any and all claims for loss, damage, or injury of any nature whatsoever to person (including but not limited to personal injury and death) or property resulting in any way from, or in any fashion arising from, connected with, or resulting in any way from the use of the Gathering in whatever manner the loss, damage, or injury may be cause and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this release of liability applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, its agents or employees.
8. As further consideration for the District’s permission to the Renter, its agents, employees, and invitees to use the Gathering Room, the Renter, for itself, its representatives and assigns, agrees to defend, indemnify, and hold harmless the District, its agents or employees, from any and all claims for loss, damage, or injury of any nature whatsoever to person (including, but not limited to, personal injury and death) or property resulting in any way from or in any fashion arising from, connected with or resulting from the use of the Gathering Room in whatever manner the loss, damage, or injury may be caused and whether or not the loss, damage, or injury may be caused, occasioned, or contributed to by the negligence, sole, or concurrent, of the District, its agents or employees; it being specifically understood and agreed that this Agreement to defend, indemnify, and hold harmless applies to any and all claims for loss, injury, or damage caused solely or partially by the negligence of the District, their agents, or employees.
9. Should any provision of this Agreement be declared or be determined by any court to be illegal or invalid, the validity of the remaining parts, terms, or provisions shall not be affected thereby and said illegal part, term, or provisions shall be deemed not a part of this Agreement.

Renter’s Printed Name and Signature

Date

District Representative Name and Signature

Date

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

CHECK PAYMENT FORM

*This form must be completed by **each individual** issuing a check to the Berry Bay Community Development District as payment for Gathering Room rentals, keys, or any other products/services. A copy of the check, issuer's driver's license and/or valid ID MUST be obtained **for each individual occurrence**.*

TODAY'S DATE: _____

NAME OF ISSUER: _____

DOB: _____

ADDRESS: _____

HOME PHONE: _____

CELL PHONE: _____

DRIVER LICENSE NUMBER: _____

Please attach a copy of Driver's license.

PLACE OF EMPLOYMENT: _____

WORK PHONE: _____

AMOUNT OF CHECK: _____

REASON FOR CHECK: _____

Non-Sufficient Funds (NSF) Policy:

In the event that a check is sent back to the Berry Bay Community Development District (the "District") for non-sufficient funds, the check writer must make payment within 30 days of receipt of a demand letter. Payment may be made by cashier's check, money order or cash at a cost of \$25.00 in addition to the original check amount.

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

EXHIBIT B

Parental Consent and Waiver Form for Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, _____, hereby agree on behalf of myself, and _____ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Berry Bay Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

**NOTICE TO THE MINOR CHILD'S
NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM BERRY BAY COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND BERRY BAY

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
RECREATIONAL FACILITIES POLICIES AND REGULATIONS

COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect.

Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

**BERRY BAY
COMMUNITY DEVELOPMENT DISTRICT**

Parental Consent and Waiver Form for Guest and/or Minor-Use of Recreational Facilities

In addition to agreeing to abide by all Community Standards, Guidelines, Policies and Usage Regulations while utilizing the District's Recreational Facilities I, _____, hereby agree on behalf of myself, and _____ (child/minor) to the following:

Disclaimer and Use of Recreational Facilities at Your Own Risk

PROPERTY OWNERS, RESIDENTS, NON-RESIDENTS, MEMBERS, RENTERS, AND/OR GUESTS USING THE RECREATIONAL FACILITIES DO SO AT THEIR OWN RISK. The safety of our Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests of our community is a primary concern. All persons using the Facilities do so at their own risk and agree to abide by the Policies and Regulations for use of the Facilities. The Berry Bay Community Development District assumes no responsibility and shall not be liable for any accidents, personal injury, or damage to, or loss of, property arising from the use of the Facilities or from the acts, omissions, or negligence of other persons using the Facilities. The District assumes no liability for any theft, vandalism, and/ or damage that might occur to personal property. Residents and Members are responsible for their actions and those of their Guests.

THE DISTRICT DOES NOT PROVIDE ON-SITE STAFF DEDICATED FOR THE PURPOSE OF MONITORING THE USE OF THE RECREATIONAL FACILITIES OR SAFETY OF THE RESIDENTS, MEMBERS, OR THEIR GUESTS. PRIOR TO USING THE COMMUNITY RECREATIONAL FACILITIES, PROPERTY OWNERS, RESIDENTS, NON-RESIDENT USERS, MEMBERS, RENTERS, AND/OR GUESTS ACKNOWLEDGE AND UNDERSTAND THE INHERENT RISKS INVOLVED IN USING THE FACILITIES OR PARTICIPATING IN ACTIVITIES AND VOLUNTARILY AGREE TO ASSUME RESPONSIBILITY FOR THESE RISKS AND THEIR OWN SAFETY.

Persons interested in using the Recreational Facilities are encouraged to consult with a physician prior to engaging in physical exercise, swimming, aerobics, weightlifting, sports, and/or cardiovascular exercise.

**NOTICE TO THE MINOR CHILD'S
NATURAL LEGAL GUARDIAN**

READ THIS FORM COMPLETELY AND CAREFULLY. YOU ARE AGREEING TO LET YOUR MINOR CHILD ENGAGE IN A POTENTIALLY DANGEROUS ACTIVITY. YOU ARE AGREEING THAT, EVEN IF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT USES REASONABLE CARE IN PROVIDING THIS ACTIVITY, THERE IS A CHANCE YOUR CHILD MAY BE SERIOUSLY INJURED OR KILLED BY PARTICIPATING IN THIS ACTIVITY BECAUSE THERE ARE CERTAIN DANGERS INHERENT IN THE ACTIVITY WHICH CANNOT BE AVOIDED OR ELIMINATED. BY SIGNING THIS FORM, YOU ARE GIVING UP YOUR CHILD'S RIGHT AND YOUR RIGHT TO RECOVER FROM BERRY BAY COMMUNITY DEVELOPMENT DISTRICT IN A LAWSUIT FOR ANY PERSONAL INJURY, INCLUDING DEATH, TO YOUR CHILD OR ANY PROPERTY DAMAGE THAT RESULTS

**BERRY BAY
COMMUNITY DEVELOPMENT DISTRICT**

FROM THE RISKS THAT ARE A NATURAL PART OF THE ACTIVITY. YOU HAVE THE RIGHT TO REFUSE TO SIGN THIS FORM, AND BERRY BAY COMMUNITY DEVELOPMENT DISTRICT HAS THE RIGHT TO REFUSE TO LET YOUR CHILD PARTICIPATE, IF YOU DO NOT SIGN THIS FORM.

I further agree to indemnify, defend, and hold harmless the Released Parties from and against any and all claims, demands, losses, liabilities, costs, or expenses arising out of or in any way connected with my child/minor's use of the community amenities or participation in activities at the amenities.

I agree that this release, waiver, and indemnity agreement is intended to be as broad and inclusive as permitted by the laws of the State of Florida, and that if any portion of the agreement is held invalid, it is agreed that the balance shall; notwithstanding, continue in full legal force and effect. Property Owners, Residents, Non-Resident Users, Renters and Guests hereby acknowledge a non-waiver of the District's limitation of liability contained in Fla. Stat. 768.28.

Property Owners, Residents, Non-Resident Users, Members, Renters, and/or Guests further acknowledge that they will comply with all Federal, State, County, and Municipal statutes, including Fla. Stat. 877.22.

By signing this, Parental Consent and Waiver Form, I acknowledge having read and agreed to the above release, waiver, and indemnity.

Name of Minor: _____

Name of Parent/Guardian: _____

Address of Parent/Guardian: _____

Relation to Minor: _____

Signature of Parent/Guardian: _____ Date: _____

**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, October 2, 2025, and called to order at 2:12 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
Ryan Motko	Assistant Secretary
Kelly Evans	Assistant Secretary
Chloe Firebaugh	Assistant Secretary

Also present were:

Jayna Cooper	District Manager
Kathryn Hopkinson	District Counsel
John Vericker	District Counsel
Tonja Stewart	District Engineer
Brooke Chapman	On-site Manager
Arturo Gandarilla	Field Manager

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

FIRST ORDER OF BUSINESS

Call to Order/Roll Call

Ms. Cooper called the meeting to order, and a quorum was established.

SECOND ORDER OF BUSINESS

Public Comments

The Board received comments regarding budget, expenses, evacuation plan, security cameras, signs posting (solicitors), neighborhood watch.

THIRD ORDER OF BUSINESS

Business Items

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

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-01; Designation of Officers, with Wesley Elias and Rollamay Turkoane Assistant Secretaries, was adopted. 5-0

B. Consideration of Encroachment Agreement – 3027 Marine Grass Drive

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Encroachment Agreement – 3027 Marine Grass Drive, as discussed, was approved. 5-0

C. Consideration of Resolution 2026-02; Budget Amendment

Ms. Cooper commented and explained the importance of the amendment.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Resolution 2026-02; Budget Amendment, was adopted. 5-0

D. Consideration of Eco-Logic Services Agreement for Environmental Services

Ms. Cooper expressed there is dissatisfaction with the present vendor and explained the additional costs would be justifiable. Mr. de la Osa commented a termination letter to *Aquatic Weed Control* would be issued. Discussion ensued.

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, termination of agreement with *Aquatic Weed Control*, as discussed, was approved. 5-0

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, *Eco-Logic Services* Agreement for Environmental Services, in the amount of \$40,620.00, as discussed, was approved. 5-0

FOURTH ORDER OF BUSINESS**Consent Agenda****A. Approval of Minutes of September 04, 2025, Regular Meeting****B. Consideration of Operation and Maintenance August 2025****C. Acceptance of the Financials and Approval of the Check Register for August 2025****D. Ratification of Sunrise Landscape Proposal #27873 – Liquid Fertilizer / Soil Penetrant Application (\$4,850.00)****E. Ratification of Down-to-Earth Addendum - Hurricane and Storm Cleanup****F. Ratification of Egis Proposal of Insurance Coverage**

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**

80 **A. District Counsel**

81 **B. District Engineer**

82 **C. District Manager**

83 There being no reports, the next item followed.

84 **i. Field Inspections Report**

85 **ii. Lake Maintenance Service Report**

86 The Field Inspections and Lake Maintenance Service Reports were presented,
87 copies of which were included in the agenda package. Mr. Gandarilla provided details,
88 updates/pending items. Discussion ensued.

89
90 **SIXTH ORDER OF BUSINESS**

**Board of Supervisors' Requests and
Comments**

91
92 There being none, the next order of business followed.

93
94 Resident, requested update to include emergency contact numbers on monthly newsletter.

95
96 **SEVENTH ORDER OF BUSINESS**

Adjournment

97 There being no further business,

98
99 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
100 favor, the meeting was adjourned at 2:24 pm. 5-0

101
102
103 _____
104 Jayna Cooper
105 District Manager

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
Monthly Contract					
AQUATIC WEED CONTROL	9/1/2025	113157	\$2,139.00	\$2,139.00	AQUATIC MAINTENANCE
CHARTER COMMUNICATIONS ACH	8/31/2025	2748863083125	\$110.00	\$110.00	INTERNET- 08/31/25-09/30/25
CITY-WIDE CLEANING LLC	9/26/2025	19643	\$345.00	\$345.00	CLEANING SERVICES
INFRAMARK LLC	9/25/2025	159731	\$1,000.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159731	\$1,000.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159731	\$5,166.67		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159731	\$950.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159731	\$3,000.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159731	\$125.00	\$11,241.67	DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159734	\$1,000.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159734	\$1,000.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159734	\$5,166.67		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159734	\$950.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159734	\$3,000.00		DISTRICT MANAGEMENT SERVICES
INFRAMARK LLC	9/25/2025	159734	\$125.00	\$11,241.67	DISTRICT MANAGEMENT SERVICES
SIGNAL 88 FRANCHISE GROUP, INC.	8/18/2025	US_69963	\$1,632.00	\$1,632.00	SECURITY PATROL
SIGNAL 88 FRANCHISE GROUP, INC.	8/18/2025	US_69964	\$450.00	\$450.00	SECURITY PATROL 07/01/25-07/31/25
STRALEY ROBIN VERICKER	9/16/2025	27124	\$1,743.00	\$1,743.00	DISTRICT COUNSEL SERVICES
SUNRISE LANDSCAPE	9/1/2025	14 43383	\$28,545.08	\$28,545.08	LANDSCAPE MAINT
SWINE SOLUTIONS	9/24/2025	650	\$1,550.00	\$1,550.00	TRAPPING FEE
Monthly Contract Subtotal			\$58,997.42	\$58,997.42	
Utilities					
BOCC ACH	9/17/2025	091725-7985 ACH	\$136.44	\$136.44	WATER
TECO ACH	9/10/2025	091025-9422	\$427.68	\$427.68	ELECTRIC
TECO ACH	9/4/2025	090425-6104	\$10,942.48	\$10,942.48	ELECTRIC
TECO ACH	9/11/2025	091125-0294 ACH	\$139.82	\$139.82	ELECTRIC
TECO ACH	9/11/2025	091125-2187 ACH	\$24.51	\$24.51	ELECTRIC
TECO ACH	9/11/2025	091125-221008893150	\$1,439.25	\$1,439.25	ELECTRIC
TECO ACH	9/11/2025	091125-3916 ACH	\$17.88	\$17.88	ELECTRIC
TECO ACH	9/11/2025	091125-3334 ACH	\$512.68	\$512.68	ELECTRIC
TECO ACH	9/11/2025	091125-3802	\$1,444.82	\$1,444.82	ELECTRIC
TECO ACH	9/11/2025	091125-2960 ACH	\$1,025.36	\$1,025.36	ELECTRIC
Utilities Subtotal			\$16,110.92	\$16,110.92	

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Comments/Description
Regular Services					
AQUATIC WEED CONTROL	9/2/2025	113817	\$2,967.00	\$2,967.00	MIDGE FLY TREATMENTS 3 OF 4 TREATMENTS
BLUE LIFE POOL SERVICE LLC	9/1/2025	20271	\$2,000.00	\$2,000.00	POOL CLEANING
BUSINESS OBSERVER	9/5/2025	25-02631H	\$94.06	\$94.06	LEGAL AD
CARLOS DE LA OSSA	9/4/2025	CO-090425	\$200.00	\$200.00	BOARD 9/4/25
INFRAMARK LLC	9/22/2025	159225	\$8,400.00		DISSEMINATION SERVICES
INFRAMARK LLC	9/22/2025	159225	\$5.18	\$8,405.18	POSTAGE
KELLY ANN EVANS	9/4/2025	KE-090425	\$200.00	\$200.00	BOARD 9/4/25
NICHOLAS J. DISTER	9/4/2025	ND-090425	\$200.00	\$200.00	BOARD 9/4/25
RYAN MOTKO	9/4/2025	RM-090425	\$200.00	\$200.00	BOARD 9/4/25
SUNRISE LANDSCAPE	9/11/2025	14 44418	\$525.00	\$525.00	LANDSCAPE MAINTENANCE
Regular Services Subtotal			\$14,791.24	\$14,791.24	
Additional Services					
COASTAL OUTDOOR CONSTRUCTION LLC	8/27/2025	2836	\$23,981.00	\$23,981.00	LANDSCAPE -REMULCH THE PLAYGROUND -AUGUST 2025
COASTAL OUTDOOR CONSTRUCTION LLC	8/27/2025	2837	\$30,000.00	\$30,000.00	INSTALLATION OF 500 YARDS OF PINE BARK MULCH
COASTAL OUTDOOR CONSTRUCTION LLC	9/24/2025	2887	\$2,940.00	\$2,940.00	SOLAR LIGHTS
INFRAMARK LLC	8/28/2025	157126	\$1,649.35		MAIL NOTICES
INFRAMARK LLC	8/28/2025	157126	\$14.10	\$1,663.45	Postage
SUNRISE LANDSCAPE	8/29/2025	14 44272	\$282.05	\$282.05	AUG IRRIGATION REPAIRS
SUNRISE LANDSCAPE	9/11/2025	14 44417	\$510.00	\$510.00	LANDSCAPE MAINTENANCE
SUNRISE LANDSCAPE	9/22/2025	14 44743	\$552.75	\$552.75	LANDSCAPE MAINTENANCE
SUNRISE LANDSCAPE	9/22/2025	14 44742	\$297.18	\$297.18	LANDSCAPE MAINTENANCE
Additional Services Subtotal			\$60,226.43	\$60,226.43	
TOTAL			\$150,126.01	\$150,126.01	



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

Date	Invoice #
9/1/2025	113157

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

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

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

August 31, 2025
Invoice Number: 2748863083125
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
Or, call us at 855-252-0675

Summary *Service from 08/31/25 through 09/30/25
details on following pages*

Previous Balance	99.99
Payments Received -Thank You!	-99.99
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
YOUR AUTO PAY WILL BE PROCESSED 09/18/25	
Total Due by Auto Pay	\$110.00

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 DY RP 31 09012025 NNNNNNNN 01 000252 0002

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



August 31, 2025

BERRY BAY CDD

Invoice Number: 2748863083125
Account Number: 8337 12 029 2748863
Service At: 5380 NIGHT TIDE LN
WIMAUMA FL 33598

Total Due by Auto Pay \$110.00

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029274886300110007

Invoice Number: BERRY BAY CDD
 Account Number: 2748863083125
 Security Code: 8337 12 029 2748863
 7173

**Contact Us**

Visit us at SpectrumBusiness.net
 Or, call us at **855-252-0675**

8633 2390 DY RP 31 09012025 NNNNNNNN 01 000252 0002

Charge Details

Previous Balance		99.99
EFT Payment	08/18	-99.99
Remaining Balance		\$0.00

Payments received after 08/31/25 will appear on your next bill.

Service from 08/31/25 through 09/30/25

Spectrum Business™ Internet

Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
Spectrum Business Internet	130.00
Promotional Discount	-30.00
Business WiFi	10.00
	\$110.00

Spectrum Business™ Internet Total **\$110.00**

Other Charges

Payment Processing	5.00
Auto Pay Discount	-5.00
Other Charges Total	\$0.00

Current Charges **\$110.00**

Total Due by Auto Pay **\$110.00**

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 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.

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 7:00pm

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**.



City-Wide Cleaning LLC

P.O. Box 262142

Tampa, FL 33685

(813) 624-4479

INVOICE NO. 19643

TO:

Berry Bay CDD

DATE:

2005 Pan Am

Tampier

c/o Berry Bay Intercoaster

[illegible]



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

159731

DATE

9/25/2025

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/25/2025

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: August 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 Operations-Field Management	1	Ea	1,000.00		1,000.00
Accounting Services	1	Ea	1,000.00		1,000.00
On-site Manager: Brook Chapman	1	Ea	5,166.67		5,166.67
Subtotal					11,241.67

Subtotal \$11,241.67

Tax \$0.00

Total Due \$11,241.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE

INVOICE#

159734

DATE

9/25/2025

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

9/25/2025

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: September 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 Operations-Field Management	1	Ea	1,000.00		1,000.00
Accounting Services	1	Ea	1,000.00		1,000.00
On-site Manager: Brook Chapman	1	Ea	5,166.67		5,166.67
Subtotal					11,241.67

Subtotal \$11,241.67

Tax \$0.00

Total Due \$11,241.67

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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.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Berry Bay

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_69963
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214571
Customer PO:

Amount Due: \$1,632.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-07-01- 2025-07-31	Dedicated Security Officer - Berry Bay Pool: : Service Location: Berry Bay	48	\$34.00	\$1,632.00

Subtotal	\$1,632.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$1,632.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

Please be aware, fraudsters may attempt to impersonate home office or franchise employees, instructing you to change the above banking information, if payment via EFT, and/or remit mailing address, if payment via check. If you suspect you have been contacted by a scammer, requesting either of these changes, please contact us immediately by contacting billing@teamsignal.com, or call (877)498-8494.



Remit Address for Payment by Check:
(See bottom for EFT Payment information)

Signal 88, LLC

PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

BILL TO

Berry Bay

2005 Pan Am Circle Suite 300
Tampa, FL 33607

INVOICE

Invoice Number: US_69964
Invoice Date: 2025-08-18
Due Date: 2025-09-02
Terms: NET15
Customer ID: 214571
Customer PO:

Amount Due: \$450.00

**THERE WILL BE A \$30 CHARGE FOR ALL
RETURNED CHECKS. 1.5% INTEREST (18%
APR) IS ASSESSED ON ALL UNPAID
BALANCES**

Period	Description	QTY	Unit Price	Total
2025-07-01- 2025-07-31	Roving Patrol Tours - : : Service Location: Berry Bay	18	\$25.00	\$450.00

Subtotal	\$450.00
Sales tax	\$0.00
1) FLORIDA FL STATE TAX (6)	\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
Total	\$450.00

EFT Remittance: American National Bank: 104000854 Account 320166747

Please include Invoice number & Customer ID with payment remittance

Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

Thank you for choosing Signal for your needs. We're committed to providing you
with peace of mind.

Please be aware, fraudsters may attempt to impersonate home office or franchise employees, instructing you to change the above banking information, if payment via EFT, and/or remit mailing address, if payment via check. If you suspect you have been contacted by a scammer, requesting either of these changes, please contact us immediately by contacting billing@teamsignal.com, or call (877)498-8494.

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

September 16, 2025
Client: 001543
Matter: 000001
Invoice #: 27124

Page: 1

RE: General

For Professional Services Rendered Through August 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
8/1/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/4/2025	CAW	SUBMIT APPROVED FORM OF RETAINING WALL EASEMENT FOR AUGUST AGENDA.	0.4	\$150.00
8/6/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
8/7/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.6	\$243.00
8/7/2025	MS	RESEARCH RE LEGAL ASSESSMENT NOTICES.	0.2	\$39.00
8/7/2025	KCH	PREPARE FOR AND ATTEND BOS MEETING IN PERSON; REVIEW UPDATE AGENDA PACKET; REVIEW NON-MEMBER USER FEE FOR AMENITY.	0.5	\$187.50
8/8/2025	LC	REVIEW EMMA RE STATUS OF FILING REQUIRED DISCLOSURE REPORTS.	0.3	\$58.50
8/8/2025	KCH	PREPARE HURRICANE PRE-AUTHORIZATION ADDENDUM WITH SUNRISE.	0.8	\$300.00
8/15/2025	KCH	PREPARE FOR AND ATTEND PRE-HURRICANE PREPAREDNESS MEETING VIA TEAMS; PREPARE FOR AND ATTEND MONTHLY OPERATIONS MEETING VIA TEAMS.	0.5	\$187.50
8/28/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
8/29/2025	LC	REVIEW CORRESPONDENCE AND BUDGET DEFICIT DEVELOPER FUNDING; PREPARE DEVELOPER BUDGET FUNDING AGREEMENT.	0.8	\$156.00
Total Professional Services			5.2	\$1,743.00

September 16, 2025
Client: 001543
Matter: 000001
Invoice #: 27124

Page: 2

Total Services	\$1,743.00	
Total Disbursements	\$0.00	
Total Current Charges		\$1,743.00
Previous Balance		\$3,030.00
Less Payments		(\$3,030.00)
PAY THIS AMOUNT		\$1,743.00

Please Include Invoice Number on all Correspondence



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 43383

PO#	Date
	09/01/2025
Sales Rep	Terms
Niles Badgerow	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	Rate	Ext. Price	Amount
#27430 - Landscape Maintenance Contract - September 25' September 2025				\$28,545.08

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

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$31,870.08	\$0.00	\$0.00	\$15,000.00	\$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 650
DATE 09/24/2025
TERMS Net 30
DUE DATE 10/24/2025

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Monthly Trapping Service	Monthly Trapping Service		1,550.00	1,550.00
BALANCE DUE					\$1,550.00



Hillsborough
County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BERRY BAY CDD	1356327985	09/17/2025	10/08/2025

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	08/17/2025	814001	09/17/2025	819573	5572 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.03
Purchase Water Pass-Thru	\$16.83
Water Base Charge	\$20.91
Water Usage Charge	\$5.74
Sewer Base Charge	\$50.60
Sewer Usage Charge	\$36.33

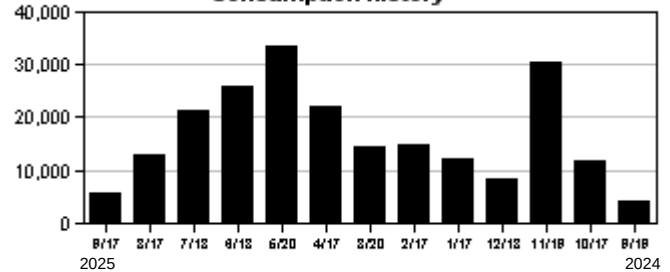
Summary of Account Charges

Previous Balance	\$222.97
Net Payments - Thank You	\$-222.97
Total Account Charges	\$136.44
AMOUNT DUE	\$136.44

Notice

* DO NOT PAY * YOU ARE ENROLLED IN OUR AUTO PAY PROGRAM. THE TOTAL AMOUNT OF THIS BILL WILL BE DEDUCTED FROM YOUR BANK ACCOUNT 7 DAYS FROM THE BILLING DATE. IF YOU HAVE A DISPUTE, PLEASE CALL (813) 272-6680 PRIOR TO THAT DATE.

Consumption History



Hillsborough
County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1356327985



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000

Internet Payments: HCFL.gov/WaterBill

Additional Information: HCFL.gov/Water



THANK YOU!



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

796 0

DUE DATE

10/08/2025

**Auto Pay Scheduled
DO NOT PAY**



0013563279853 00000136440



BERRY BAY COMMUNITY DEVELOPMENT
DISTRICT
C/O MERITUS CORP
BERRY GROVE BLVD AND US HWY 301
WIMAUMA, FL 33598

Statement Date: September 10, 2025

Amount Due: \$427.68

Due Date: October 01, 2025

Account #: 221009389422

DO NOT PAY. Your account will be drafted on October 01, 2025

Account Summary

Current Service Period: August 06, 2025 - September 04, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00

Current Month's Charges	\$427.68
-------------------------	----------

Amount Due by October 01, 2025	\$427.68
--------------------------------	----------

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 221009389422

Due Date: October 01, 2025

Amount Due: \$427.68

Payment Amount: \$ _____

664964538653

Your account will be
drafted on October 01, 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 to enroll now.

00003841 FTECO109102523281110 00000 02 00000000 10740 002

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 AND US HWY 301
WIMAUMA, FL 33598

Account #: 221009389422
Statement Date: September 10, 2025
Charges Due: October 01, 2025

Service Period: Aug 06, 2025 - Sep 04, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

for 11 days

Lighting Energy Charge	162 kWh @ \$0.03412/kWh	\$5.53
Fixture & Maintenance Charge	32 Fixtures	\$141.74
Lighting Pole / Wire	32 Poles	\$241.66
Lighting Fuel Charge	162 kWh @ \$0.03363/kWh	\$5.45
Storm Protection Charge	162 kWh @ \$0.00559/kWh	\$0.91
Clean Energy Transition Mechanism	162 kWh @ \$0.00043/kWh	\$0.07
Storm Surcharge	162 kWh @ \$0.01230/kWh	\$1.99
Florida Gross Receipt Tax		\$0.36
State Tax		\$29.97

Lighting Charges

\$427.68

Total Current Month's Charges

\$427.68

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:
TampaElectric.com

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

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

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



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

Statement Date: September 04, 2025

Amount Due: \$10,942.48

Due Date: September 18, 2025

Account #: 321000026104

DO NOT PAY. Your account will be drafted on September 18, 2025

Account Summary

Previous Amount Due	\$11,807.23
Payment(s) Received Since Last Statement	-\$11,807.23
Credit Balance After Payments and Credits	\$0.00
Current Month's Charges	\$10,942.48

Amount Due by September 18, 2025 \$10,942.48

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

**2,745
KWH**



Scan here to interact with your bill online.

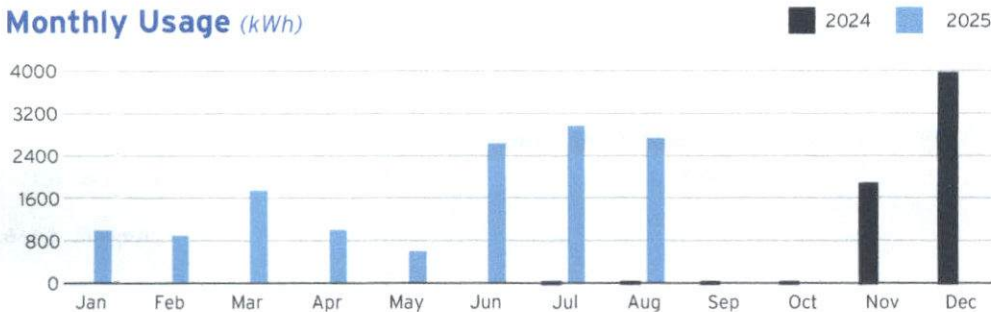


DOWNED IS DANGEROUS!

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

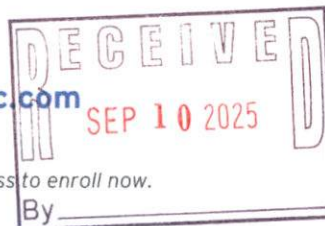
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 321000026104

Due Date: September 18, 2025

Amount Due: \$10,942.48

Payment Amount: \$ _____

700125004436

Your account will be
drafted on September 18, 2025

00000014 FTECO509052503095110 00000 01 00000000 14 007

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: \$1,354.02

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

Sub-Account Number: 221008266993

Amount: \$2,167.93

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

Sub-Account Number: 221008339733

Amount: \$1,050.11

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

Sub-Account Number: 221008339741

Amount: \$518.14

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

Sub-Account Number: 221008339758

Amount: \$699.10

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

Sub-Account Number: 221008339766

Amount: \$1,491.43

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

Sub-Account Number: 221008348866

Amount: \$466.07

Continued on next page →

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other Correspondences:

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:

866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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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: \$1,491.43

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

Sub-Account Number: 221008439970

Amount: \$1,258.39

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Sub-Account Number: 221008657597

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861704	08/07/2025	27,611		24,866		2,745 kWh	1	30 Days	\$445.86
									▼ 7.6%

Total Current Month's Charges

\$10,942.48

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Sub-Account #: 211026770647
Statement Date: 08/29/2025

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

Service Period: 07/09/2025 - 08/06/2025

Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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 @ \$0.03363/kWh	\$5.75
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		\$0.38
Lighting Charges		\$1,354.02

Current Month's Electric Charges **\$1,354.02**

Billing information continues on next page →

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Sub-Account #: 221008266993
Statement Date: 08/29/2025

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

Service Period: 07/08/2025 - 08/05/2025

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 @ \$0.03363/kWh	\$55.99
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		\$3.67
Lighting Charges		\$2,167.93

Current Month's Electric Charges **\$2,167.93**

Billing information continues on next page →

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Sub-Account #: 221008339733
Statement Date: 08/29/2025

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

Service Period: 07/08/2025 - 08/05/2025

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 @ \$0.03363/kWh	\$33.02
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		\$2.17

Lighting Charges **\$1,050.11**

Current Month's Electric Charges

\$1,050.11

Billing information continues on next page →



Sub-Account #: 221008339741
Statement Date: 08/29/2025

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

Service Period: 07/09/2025 - 08/06/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 29 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 @ \$0.03363/kWh	\$9.08
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		\$0.60
Lighting Charges		\$518.14

Current Month's Electric Charges \$518.14

Billing information continues on next page →

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Sub-Account #: 221008339758
Statement Date: 08/29/2025

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

Service Period: 07/08/2025 - 08/05/2025 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 @ \$0.03363/kWh	\$9.58
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		\$0.63
Lighting Charges		\$699.10

Current Month's Electric Charges \$699.10

Billing information continues on next page →

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Sub-Account #: 221008339766
Statement Date: 08/29/2025

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

Service Period: 07/08/2025 - 08/05/2025

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 @ \$0.03363/kWh	\$20.45
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		\$1.34

Lighting Charges

\$1,491.43

Current Month's Electric Charges

\$1,491.43

Billing information continues on next page →

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Sub-Account #: 221008348866
Statement Date: 08/29/2025

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

Service Period: 07/09/2025 - 08/06/2025 Rate Schedule: Lighting Service

Charge Details

 Electric Charges			
Lighting Service Items LS-1 (Bright Choices) for 29 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 @ \$0.03363/kWh		\$6.39
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			\$0.42
Lighting Charges			\$466.07

Current Month's Electric Charges \$466.07

Billing information continues on next page →

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Sub-Account #: 221008348874
Statement Date: 08/29/2025

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

Service Period: 07/09/2025 - 08/06/2025 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 @ \$0.03363/kWh	\$20.45
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		\$1.34
Lighting Charges		\$1,491.43

Current Month's Electric Charges \$1,491.43

Billing information continues on next page →

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Sub-Account #: 221008439970
Statement Date: 08/29/2025

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

Service Period: 07/09/2025 - 08/06/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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 @ \$0.03363/kWh	\$17.25
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		\$1.13

Lighting Charges **\$1,258.39**

Current Month's Electric Charges

\$1,258.39

Billing information continues on next page →



Sub-Account #: 221008657597
Statement Date: 08/29/2025

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Meter Read

Meter Location: IRRIGATION

Service Period: 07/09/2025 - 08/07/2025

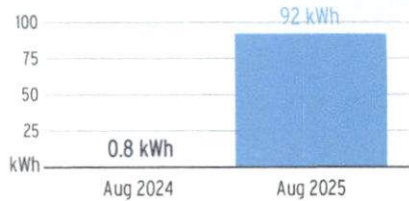
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000861704	08/07/2025	27,611	24,866	2,745 kWh	1	30 Days

Charge Details

Electric Charges			
Daily Basic Service Charge	30 days @ \$0.63000		\$18.90
Energy Charge	2,745 kWh @ \$0.08641/kWh		\$237.20
Fuel Charge	2,745 kWh @ \$0.03391/kWh		\$93.08
Storm Protection Charge	2,745 kWh @ \$0.00577/kWh		\$15.84
Clean Energy Transition Mechanism	2,745 kWh @ \$0.00418/kWh		\$11.47
Storm Surcharge	2,745 kWh @ \$0.02121/kWh		\$58.22
Florida Gross Receipt Tax			\$11.15
Electric Service Cost			\$445.86

Avg kWh Used Per Day



Current Month's Electric Charges \$445.86

Total Current Month's Charges \$10,942.48

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

Statement Date: September 11, 2025

Amount Due: \$139.82

Due Date: October 02, 2025

Account #: 211032420294

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

Previous Amount Due	\$139.82
Payment(s) Received Since Last Statement	-\$139.82

Current Month's Charges	\$139.82
-------------------------	----------

Amount Due by October 02, 2025	\$139.82
--------------------------------	----------

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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

Account #: 211032420294

Due Date: October 02, 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 to enroll now.

Amount Due: \$139.82

Payment Amount: \$ _____

664964539667

Your account will be
drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Service Period: Aug 07, 2025 - Sep 05, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



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 @ \$0.03363/kWh	\$1.92
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		\$0.13

Lighting Charges **\$139.82**

Total Current Month's Charges

\$139.82

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

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Mail A Check

Payments:
TECO
P.O. Box 31318
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Mail your payment in the enclosed envelope.



Credit or Debit Card

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



Phone

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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
4812 BERRY GROVE BLVD
WIMAUMA, FL 33598

Statement Date: September 11, 2025

Amount Due: \$24.51

Due Date: October 02, 2025

Account #: 221008882187

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

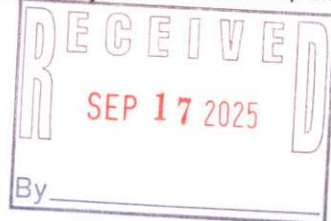
Previous Amount Due \$23.41

Payment(s) Received Since Last Statement -\$23.41

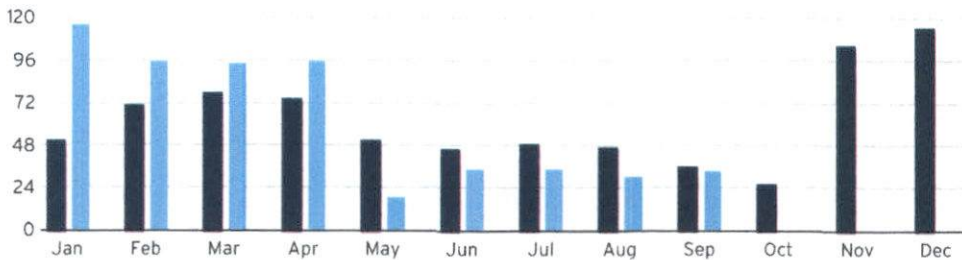
Current Month's Charges \$24.51

Amount Due by October 02, 2025 \$24.51

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



Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **0% higher** than the same period last year.



Your average daily kWh used was **0% higher** than it was in your previous period.



Scan here to view your account online.

SEE HOW YOU CAN SAVE

with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008882187

Due Date: October 02, 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 to enroll now.

Amount Due: \$24.51

Payment Amount: \$ _____

662495426094

Your account will be drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Meter Read

Meter Location: ENTRY MONUMENT

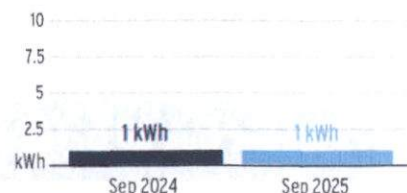
Service Period: Aug 07, 2025 - Sep 05, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000251621	09/05/2025	1,932	1,899		33 kWh	1	30 Days

Charge Details

Avg kWh Used Per Day



Important Messages



Electric Charges

Daily Basic Service Charge	30 days @ \$0.63000	\$18.90
Energy Charge	33 kWh @ \$0.08641/kWh	\$2.85
Fuel Charge	33 kWh @ \$0.03391/kWh	\$1.12
Storm Protection Charge	33 kWh @ \$0.00577/kWh	\$0.19
Clean Energy Transition Mechanism	33 kWh @ \$0.00418/kWh	\$0.14
Storm Surcharge	33 kWh @ \$0.02121/kWh	\$0.70
Florida Gross Receipt Tax		\$0.61
Electric Service Cost		\$24.51

Total Current Month's Charges

\$24.51

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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: September 11, 2025

Amount Due: \$1,439.25

Due Date: October 02, 2025

Account #: 221008893150

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

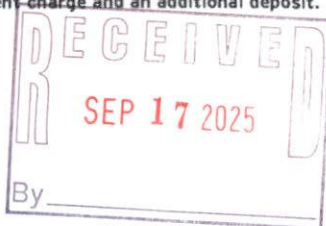
Previous Amount Due \$1,474.13

Payment(s) Received Since Last Statement -\$1,474.13

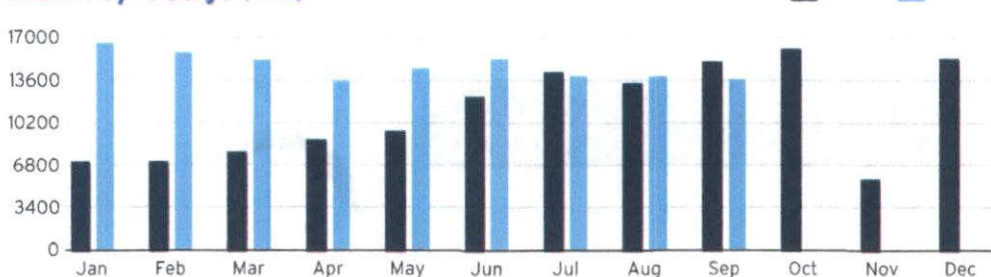
Current Month's Charges \$1,439.25

Amount Due by October 02, 2025 \$1,439.25

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



Monthly Usage (kWh)



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

Your Energy Insight

Your average daily kWh used was **6% lower** than the same period last year.

Your peak billing demand was **3.33% lower** than the same period last year.



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with tips from our energy experts.



TampaElectric.com/BizSavingsTips



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

Account #: 221008893150

Due Date: October 02, 2025



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

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

Amount Due: \$1,439.25

Payment Amount: \$ _____

662495426095

Your account will be drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Meter Read

Service Period: Aug 07, 2025 - Sep 05, 2025

Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000758597	09/05/2025	60,620	46,986		13,634 kWh	1	30 Days
1000758597	09/05/2025	29.4	0		29.4 kW	1	30 Days

Charge Details



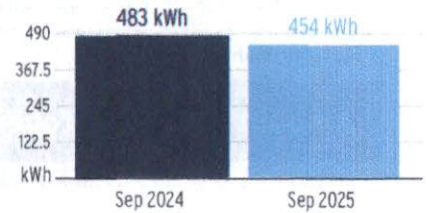
Electric Charges

Daily Basic Service Charge	30 days @ \$1.06000	\$31.80
Billing Demand Charge	29 kW @ \$18.07000/kW	\$524.03
Energy Charge	13,634 kWh @ \$0.00773/kWh	\$105.39
Fuel Charge	13,634 kWh @ \$0.03391/kWh	\$462.33
Capacity Charge	29 kW @ \$0.30000/kW	\$8.70
Storm Protection Charge	29 kW @ \$2.08000/kW	\$60.32
Energy Conservation Charge	29 kW @ \$0.93000/kW	\$26.97
Environmental Cost Recovery	13,634 kWh @ \$0.00068/kWh	\$9.27
Clean Energy Transition Mechanism	29 kW @ \$1.15000/kW	\$33.35
Storm Surcharge	13,634 kWh @ \$0.01035/kWh	\$141.11
Florida Gross Receipt Tax		\$35.98
Electric Service Cost		\$1,439.25

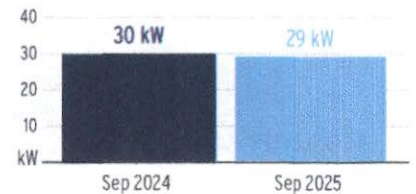
Total Current Month's Charges

\$1,439.25

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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Service For:
5380 NIGHT TIDE LN
WIMAUMA, FL 33598

Account #: 221008893150
Statement Date: September 11, 2025
Charges Due: October 02, 2025

Important Messages



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

Statement Date: September 11, 2025

Amount Due: \$17.88

Due Date: October 02, 2025

Account #: 221009423916

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

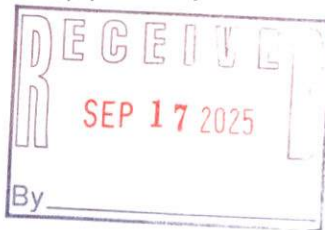
Previous Amount Due \$16.96

Payment(s) Received Since Last Statement -\$16.96

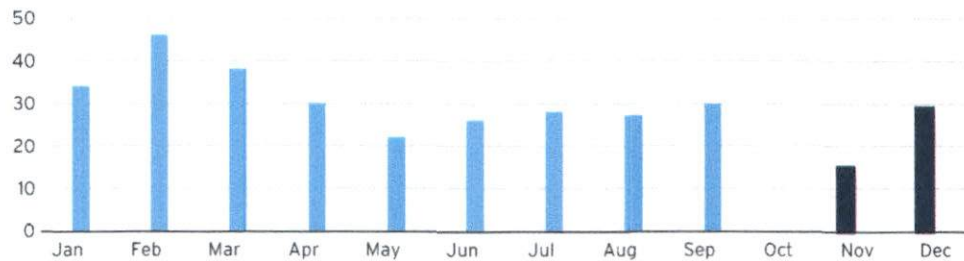
Current Month's Charges \$17.88

Amount Due by October 02, 2025 \$17.88

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



Monthly Usage (kWh)



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

Your Energy Insight



Your average daily kWh used was **11.11% higher** than it was in your previous period.



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with tips from our energy experts.



TampaElectric.com/SavingsTips



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

Account #: 221009423916

Due Date: October 02, 2025



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

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

Amount Due: \$17.88

Payment Amount: \$ _____

603236426856

Your account will be drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Meter Read

Service Period: Aug 07, 2025 - Sep 05, 2025

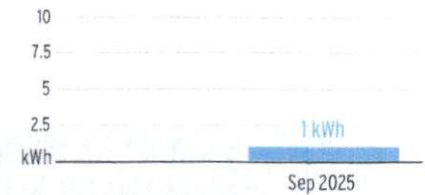
Rate Schedule: Residential Service

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000941219	09/05/2025	325	295		30 kWh	1	30 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	30 days @ \$0.43000	\$12.90
	Energy Charge	30 kWh @ \$0.08924/kWh	\$2.68
	Fuel Charge	30 kWh @ \$0.03044/kWh	\$0.91
	Storm Protection Charge	30 kWh @ \$0.00722/kWh	\$0.22
	Clean Energy Transition Mechanism	30 kWh @ \$0.00406/kWh	\$0.12
	Storm Surcharge	30 kWh @ \$0.01995/kWh	\$0.60
	Florida Gross Receipt Tax		\$0.45
	Electric Service Cost		\$17.88

Avg kWh Used Per Day



Important Messages

Total Current Month's Charges

\$17.88

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Tampa, FL 33601-0111

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TampaElectric.com

Phone:

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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
BERRY GROVE AND MARINE
WIMAUMA, FL 33598

Statement Date: September 11, 2025

Amount Due: \$512.68

Due Date: October 02, 2025

Account #: 221008963334

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

Previous Amount Due \$512.68

Payment(s) Received Since Last Statement -\$512.68

Current Month's Charges \$512.68

Amount Due by October 02, 2025 \$512.68

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



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your account online.

SEE HOW YOU CAN SAVE

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

Account #: 221008963334

Due Date: October 02, 2025



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

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

Amount Due: \$512.68

Payment Amount: \$ _____

662495426096

Your account will be
drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Service Period: Aug 07, 2025 - Sep 05, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



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 @ \$0.03363/kWh	\$7.03
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		\$0.46

Lighting Charges

\$512.68

Total Current Month's Charges

\$512.68

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

Statement Date: September 11, 2025

Amount Due: \$1,444.82

Due Date: October 02, 2025

Account #: 221008993802

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

Previous Amount Due \$1,444.82

Payment(s) Received Since Last Statement -\$1,444.82

Current Month's Charges \$1,444.82

Amount Due by October 02, 2025 \$1,444.82

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



Scan here to view
your account online.

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with tips
from our
energy
experts.



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

Account #: 221008993802

Due Date: October 02, 2025



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

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

Amount Due: \$1,444.82

Payment Amount: \$ _____

662495426098

Your account will be
drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Service Period: Aug 07, 2025 - Sep 05, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



Electric Charges

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

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 @ \$0.03363/kWh	\$19.81
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		\$1.30

Lighting Charges

\$1,444.82

Total Current Month's Charges

\$1,444.82

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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: September 11, 2025

Amount Due: \$1,025.36

Due Date: October 02, 2025

Account #: 221008992960

DO NOT PAY. Your account will be drafted on October 02, 2025

Account Summary

Current Service Period: August 07, 2025 - September 05, 2025

Previous Amount Due \$1,025.36

Payment(s) Received Since Last Statement -\$1,025.36

Current Month's Charges \$1,025.36

Amount Due by October 02, 2025 \$1,025.36

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



Scan here to view
your account online.

SEE HOW YOU CAN SAVE

with tips
from our
energy
experts.



TampaElectric.com/BizSavingsTips

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



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

Account #: 221008992960

Due Date: October 02, 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 to enroll now.

Amount Due: \$1,025.36

Payment Amount: \$ _____

662495426097

Your account will be
drafted on October 02, 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: September 11, 2025
Charges Due: October 02, 2025

Service Period: Aug 07, 2025 - Sep 05, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages



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 @ \$0.03363/kWh	\$14.06
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		\$0.92

Lighting Charges **\$1,025.36**

Total Current Month's Charges

\$1,025.36

00000036-0000777-Page 4 of 34

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

Ways To Pay Your Bill



Bank Draft

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



In-Person

Find list of Payment Agents at TampaElectric.com



Mail A Check

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



Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

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

Contact Us

Online:

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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BLUE LIFE POOL SERVICE
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Invoice



BILL TO
BERRY BAY 5380 NIGHT TIDE LN WIMAUMA, FL 33598

SHIP TO
BERRY BAY 5380 NIGHT TIDE LN WIMAUMA, FL 33598

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
20271	09/01/2025	\$2,000.00	10/01/2025	Net 30	

DATE	ITEM	DESCRIPTION	QTY	RATE	AMOUNT
	CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00

SUBTOTAL	2,000.00
TAX	0.00
TOTAL	2,000.00
BALANCE DUE	\$2,000.00

Pay invoice

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-02631H

Date 09/05/2025

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

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

Description

Amount

Serial # 25-02631H

\$94.06

Notice of Regular Board Meeting Schedule Fiscal Year 2025-2026

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

Published: 9/5/2025

Important Message

Please include our Serial #
on your check

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

Paid

()

Total

\$94.06

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

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025/2026 BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

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

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026 (Changed due to holiday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026
September 3, 2026

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

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

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

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

Jayna Cooper, District Manager
September 5, 2025

25-02631H

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

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: September 04, 2025

Name		In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
2	Nick Dister	X	\$200
3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Chloe Firebaugh	x	

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

159225

CUSTOMER ID

C2278

PO#**DATE**

9/22/2025

NET TERMS

Due On Receipt

DUE DATE

9/22/2025

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: August 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Dissemination Services	1	Ea	8,400.00		8,400.00
Postage	7	Ea	0.74		5.18
Subtotal					8,405.18

Subtotal \$8,405.18

Tax \$0.00

Total Due \$8,405.18

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

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for
BOARD OF SUPERVISORS

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Board Meeting Date: September 04, 2025

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4	Kelly Evans	X	\$200
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Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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for
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Jayna Cooper
District Manager Signature

09/04/2025
Date

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for
BOARD OF SUPERVISORS

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Board Meeting Date: September 04, 2025

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3	Ryan Motko	X	\$200
4	Kelly Evans	X	\$200
5	Chloe Firebaugh	x	

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

Approved for payment:

Jayna Cooper
District Manager Signature

09/04/2025
Date

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



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 44418

PO#	Date
	09/11/2025
Sales Rep	Terms
Niles Badgerow	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	Rate	Ext. Price	Amount
------	-----	------	------------	--------

#27370 - Berry Bay two new ponds mowing week of September 1

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

Labor and equipment to mow two new ponds in new construction area. This is for the week of September 1, 2025

EM - Installation - 09/05/2025 \$525.00

Total	\$525.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$525.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$29,862.13	\$0.00	\$0.00	\$15,000.00	\$0.00



Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO

Inframark - Berry Bay CDD

Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 2836

P.O./S.O. Number: Night tide ln
clubhouse- Berry Bay
CDD

Invoice Date: August 27, 2025

Payment Due: September 11, 2025

Amount Due (USD): **\$23,981.00**

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Playground remulch the playground area to provide a fresh layer of new playground grade mulch	1	\$23,981.00	\$23,981.00

Total: \$23,981.00

Amount Due (USD): **\$23,981.00**

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/4725kq-7h88xe

Notes / Terms

Payment Terms: 50% Deposit prior to scheduling

Remainder due at completion. Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% service fee will be applied to card payments.

Clarifications



Invoice

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and/or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.

18. Additional requests outside the proposal require approved change orders from customers.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
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Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO

Inframark - Berry Bay CDD

Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 2837

P.O./S.O. Number: Berry Bay CDD

Invoice Date: August 27, 2025

Payment Due: September 11, 2025

Amount Due (USD): \$30,000.00

 [Pay Securely Online](#)

Items	Quantity	Price	Amount
Mulch Installation of 500 yards of Pine bark mulch throughout common areas	1	\$30,000.00	\$30,000.00

Total: \$30,000.00

Amount Due (USD): \$30,000.00

[Pay Securely Online](#)

Bank
Payment

link.waveapps.com/2d7qau-um4r8m

Notes / Terms

Payment Terms: 50% Deposit prior to scheduling

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Clarifications



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

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16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).



Coastal Outdoor Services LLC

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Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

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4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.

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**Coastal Outdoor Services LLC**

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

BILL TO**Inframark - Berry Bay CDD**

Jayna Cooper
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813-340-9022
inframarkcms@payableslockbox.com

Invoice Number: 2887**P.O./S.O. Number:** Berry Grove blvd**Invoice Date:** September 24, 2025**Payment Due:** October 9, 2025**Amount Due (USD):** \$2,940.00 **Pay Securely Online**

Items	Quantity	Price	Amount
Lighting Solar lights for sign	12	\$245.00	\$2,940.00

Total: \$2,940.00**Amount Due (USD):** \$2,940.00**Pay Securely Online**link.waveapps.com/r3jt4z-5yqnsq**Notes / Terms**

Failure to pay on the agreed term will result in interest fees. Any form of non-payment voids any warranty. A 3% FEE WILL BE APPLIED TO CREDIT CARDS.

Clarifications

1. Finish grade and topsoil by others. All landscape materials to be installed in areas filled and graded to +/- 1/10th of a foot of finish grade by others, with proper drainage already established. Topsoil and roto-tilling is not included in our proposal for any areas of this project. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.



Invoice

2. Sod and turf totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for sod. It is recommended to hire a chemically licensed spray and maintenance company to keep healthy.
3. Trees, sod, and plant material without automated irrigation cannot be warrantied. 60 day warranty from installation date for dead plants if maintained by us or qualified companies. Not liable for plants per plans that have not taken into account environmental liabilities such as poor site soil conditions and sunlight or shade requirements needed.
4. Clean up of site limited to debris and waste generated by this contractor only.
5. If existing Irrigation System, Controller, or Water Source is not operational, available, or adequate for full coverage of new landscaping, additional costs will incur to upgrade system or if hand watering is needed until system is in place.
6. Trees, sod, and plant material exposed to frost and/or freezing conditions cannot be guaranteed.
7. Proposal is based on quantities shown graphically on the plans.
8. This proposal is based on quantities indicated on the Plant List on landscape plans. Quantities indicated on the Plant List may differ from actual quantities shown on the landscape plans. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in Plant List we will need to adjust our invoice accordingly.
9. All plants, trees, sod, etc. required for this job are subject to market availability and due to high demand may result in smaller sizes or may not be available.
10. Relocated trees carry no guarantee whatsoever as to survivability. We will take all reasonable, horticulturally acceptable measures to help assure the successful transplanting of plant materials. Large trees must have access for a tree spade or a boom truck at original location and at the final location as well.
11. If extraneous or deleterious materials or conditions detrimental to plant growth or installation of any material are encountered, an on-site review will be done, and the General Contractor, Owner's Representative, or Owner notified of recommendations and the additional costs involved for remedial actions.
12. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Outdoor reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
13. The Owner shall properly maintain landscaping after installation completion in order to maintain unobstructed visibility for pedestrians and vehicles and keep plants and sod healthy and alive.
14. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
15. Watering Restrictions: Coastal Outdoor is bound by local water restrictions which may in fact result in irreparable stress and /or demise of landscape plant material and turf. Coastal Outdoor cannot be held responsible for long or short term drought related stress, damage, or demise of landscape plant material and turf with regards to restricted irrigation regulations over which Coastal Outdoor has no direct control.
16. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement (811 Locate Service).
17. Coastal Outdoor is not responsible for the contents of the plant list developed by others. Several species of plants found locally may be toxic to people and domesticated animals including but not limited to Weeping Lantana, American Wisteria, Yellow Jasmine, Cardboard Plant, Coontie Palm, Bamboo Palm, Carpentaria Palm, Oleander, Necklace Pod. Alternative species can be recommended upon request.



Coastal Outdoor Services LLC

6101 Ike Smith Rd
Plant City, Florida 33565
United States

8137756994
www.coastaloutdoorfl.com

Invoice

18. Additional requests outside the proposal require approved change orders from customers.

19. Assumption of Risk:

The Client acknowledges that there are inherent risks associated with the landscaping services, including but not limited to property damage, personal injury, or financial loss. The Client voluntarily assumes all risks and agrees to hold the Coastal outdoor harmless.

Indemnification:

The Client agrees to indemnify and hold Coastal Outdoor, its employees, agents, and subcontractors harmless from any claims, damages, losses, or expenses arising out of or in connection with the landscaping services, except for claims resulting from the Landscape Contractor's gross negligence or willful misconduct.

Insurance:

The Landscape Contractor agrees to maintain appropriate liability insurance coverage during the term of the agreement and provide proof of insurance upon request.

Limitation of Liability:

The Landscape Contractor's liability to the Client shall be limited to the amount paid by the Client for the landscaping services provided. Under no circumstances shall the Landscape Contractor be liable for any consequential, incidental, or indirect damages.

Exclusions

- 1 . Any work or items not specifically included are excluded.
- 2 . Finish grade and additional topsoil - if needed - not in proposal.
- 3 . Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
- 4 . Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
- 5 . Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
- 6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically if inspections are needed and additional work is needed.
- 7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

157126

CUSTOMER ID

C2278

PO#

INVOICE

DATE

8/28/2025

NET TERMS

Due On Receipt

DUE DATE

8/28/2025

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: July 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Mail notices sent on 7-17-25 \$1,649.35	1	Ea	1,649.35		1,649.35
Postage	20	Ea	0.71		14.10
Subtotal					1,663.45

Subtotal	\$1,663.45
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Tax	\$0.00
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Total Due	\$1,663.45
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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.



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 44272

PO#	Date
	08/29/2025
Sales Rep	Terms
Niles Badgerow	Net 30

Property Address

Berry Bay CDD
4982 Eagle Rock Dr
Wimauma, FL 33598

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

#27828 - Aug Irrigation Repairs

Aug Irrigation Repairs

Pool Timer

- zone 2 - 1 spray, 1 nozzle
- zone 4 - 1 spray, 1 nozzle
- zone 38 - 1 spray, 1 nozzle
- zone 86 - 1 spray, 1 nozzle
- zone 91 - 2 drips
- zone 96 - 1 nozzle
- zone 98 - 2 nozzle
- zone 122 - 1 nozzle
- zone 129 - 1 rotor
- zone 139 - 2 nozzles
- zone 157 - 1 nozzle
- zone 158 - 1 nozzle

Timer @ Plumeria

- zone 8 - 1 spray, 1 nozzle
- zone 17 - 1 spray, 1 nozzle
- zone 26 - 2 nozzles
- zone 45 - 1 spray 1 nozzle
- zone 53 - 1 nozzle
- zone 50 - 2 bubblers
- zone 73 - 1 spray, 1 nozzle
- zone 92 - 1 spray, 2 nozzles
- zone133 - 1 spray, 3 nozzles
- zone 146 - 1 spray, 2 nozzle

Total	\$282.05
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$282.05

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$32,152.13	\$0.00	\$0.00	\$15,000.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 44417

PO#	Date
	09/11/2025
Sales Rep	Terms
Niles Badgerow	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	Rate	Ext. Price	Amount
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#27368 - Cleanup along railing Berry Grove Blvd exit side

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

Labor and debris removal to mow, trim, cut vines along railing on Berry Grove Blvd. exit side. Requested by Arturo. See photos.

Note: This is just for the initial service....subsequent services will be at no additional charge on an as needed basis.





EM - Installation - 09/04/2025

\$510.00

Total	\$510.00
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$510.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$29,862.13	\$0.00	\$0.00	\$15,000.00	\$0.00



5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 44743

PO#	Date
	09/22/2025
Sales Rep	Terms
Niles Badgerow	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	Rate	Ext. Price	Amount
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#28453 - Mainline break by vendor



Mainline break by vendor, repaired broken 2" mainline

Irrigation Repairs - 09/17/2025
Labor - 09/17/25

7.37

\$552.75

Total	\$552.75
Credits/Payments	<u>(\$0.00)</u>
Balance Due	\$552.75

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$30,430.01	\$0.00	\$0.00	\$0.00	\$0.00





5100 W Kennedy Blvd
Ste 325
Tampa, FL 33609

Invoice 14 44742

PO#	Date
	09/22/2025
Sales Rep	Terms
Niles Badgerow	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	Rate	Ext. Price	Amount
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#28212 - broken mainline @ Marine grass prk

Irrigation Repairs - 09/16/2025				\$297.18
Labor - 09/11/25	3.27			
2" PVC Expansion Repair Coupling (Material)	1.00			
2" Coupling (Material)	1.00			

Total	\$297.18
Credits/Payments	(\$0.00)
Balance Due	\$297.18

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$30,430.01	\$0.00	\$0.00	\$0.00	\$0.00

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2025

Prepared by:



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

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 2025

(In Whole Numbers)

					SERIES 2021	SERIES 2023	SERIES 2024	GENERAL	GENERAL	
					CAPITAL	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
	GENERAL	SERIES 2021	SERIES 2023	SERIES 2024	PROJECTS	PROJECTS	PROJECTS	ACCOUNT	DEBT	
ACCOUNT DESCRIPTION	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FUND	FUND	FUND	GROUP FUND	ACCOUNT	TOTAL
		FUND	FUND	FUND						
ASSETS										
Cash - Operating Account	\$ 151,253	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 151,253
Due From Other Funds	2,816	52,888	-	1,181	-	-	-	-	-	56,885
Investments:										
Acquisition & Construction Account	-	-	-	-	17,404	24	115,966	-	-	133,394
Construction Fund Custody	-	-	-	-	72,923	-	-	-	-	72,923
Reserve Fund	-	497,689	223,038	81,233	-	-	-	-	-	801,960
Revenue Fund	-	410,143	283,206	42,905	-	-	-	-	-	736,254
Prepaid Insurance	3,143	-	-	-	-	-	-	-	-	3,143
Fixed Assets										
Equipment and Furniture	-	-	-	-	-	-	-	122,485	-	122,485
Construction Work In Process	-	-	-	-	-	-	-	25,908,768	-	25,908,768
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	497,448	497,448
Amount To Be Provided	-	-	-	-	-	-	-	-	22,012,552	22,012,552
TOTAL ASSETS	\$ 157,212	\$ 960,720	\$ 506,244	\$ 125,319	\$ 90,327	\$ 24	\$ 115,966	\$ 26,031,253	\$ 22,510,000	\$ 50,497,065
LIABILITIES										
Accounts Payable	\$ 69,822	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 69,822
Accounts Payable - Other	2,000	-	-	-	-	-	-	-	-	2,000
Bonds Payable	-	-	-	-	-	-	-	-	16,265,000	16,265,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,245,000	6,245,000
Due To Other Funds	-	-	31,006	-	24,698	-	1,181	-	-	56,885
TOTAL LIABILITIES	71,822	-	31,006	-	24,698	-	1,181	-	22,510,000	22,638,707

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 30, 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					ACCOUNT	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	DEBT SERVICE	FUND	FUND	FUND	GROUP FUND	GROUP FUND	
FUND BALANCES										
Nonspendable:										
Prepaid Insurance	3,143	-	-	-	-	-	-	-	-	3,143
Restricted for:										
Debt Service	-	960,720	475,238	125,319	-	-	-	-	-	1,561,277
Capital Projects	-	-	-	-	65,629	24	114,785	-	-	180,438
Unassigned:	82,247	-	-	-	-	-	-	26,031,253	-	26,113,500
TOTAL FUND BALANCES	85,390	960,720	475,238	125,319	65,629	24	114,785	26,031,253	-	27,858,358
TOTAL LIABILITIES & FUND BALANCES	\$ 157,212	\$ 960,720	\$ 506,244	\$ 125,319	\$ 90,327	\$ 24	\$ 115,966	\$ 26,031,253	\$ 22,510,000	\$ 50,497,065

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
REVENUES				
Interest - Investments	\$ -	\$ 444	\$ 444	0.00%
Interest - Tax Collector	-	3,566	3,566	0.00%
Rental Income	-	4,400	4,400	0.00%
Special Assmnts- Tax Collector	778,872	1,103,159	324,287	141.64%
Special Assmnts- CDD Collected	322,203	78	(322,125)	0.02%
Other Miscellaneous Revenues	-	1,750	1,750	0.00%
Insurance Reimbursements	-	6,833	6,833	0.00%
TOTAL REVENUES	1,101,075	1,120,230	19,155	101.74%

EXPENDITURES

Administration

Supervisor Fees	12,000	9,600	2,400	80.00%
Trustees Fees	4,100	8,547	(4,447)	208.46%
Disclosure Report	11,400	45,350	(33,950)	397.81%
District Counsel	10,000	30,099	(20,099)	300.99%
District Engineer	5,000	18,249	(13,249)	364.98%
District Management	36,000	36,000	-	100.00%
Accounting Services	12,000	12,000	-	100.00%
Auditing Services	4,900	10,500	(5,600)	214.29%
Website ADA Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	245	5	98.00%
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	2,123	377	84.92%
Mailings	2,500	5,931	(3,431)	237.24%
Bank Fees	250	1,682	(1,432)	672.80%
Website Admin Services	1,500	1,500	-	100.00%
Onsite Office Supplies	200	175	25	87.50%
Dues, Licenses & Fees	500	1,164	(664)	232.80%
Total Administration	147,775	221,762	(73,987)	150.07%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Amenity Internet	1,200	1,102	98	91.83%
Water/Waste	3,000	3,456	(456)	115.20%
Electric Utility Services	40,000	21,267	18,733	53.17%
Street Lights	172,759	153,263	19,496	88.71%
Total Electric Utility Services	216,959	179,088	37,871	82.54%
<u>Other Physical Environment</u>				
Pool Monitor	12,000	2,060	9,940	17.17%
ProfServ-Field Management	12,000	10,450	1,550	87.08%
Wildlife Control	-	20,150	(20,150)	0.00%
Waterway Management	2,500	879	1,621	35.16%
Janitorial - Contract	18,000	10,498	7,502	58.32%
Contracts-Pools	24,000	35,614	(11,614)	148.39%
Debris Cleanup	9,000	9,221	(221)	102.46%
Contracts - Landscape	342,541	399,514	(56,973)	116.63%
Amenity Pest Control	1,800	1,400	400	77.78%
Security	6,000	6,827	(827)	113.78%
Onsite Staff	70,000	73,556	(3,556)	105.08%
Tree Trimming	10,000	9,051	949	90.51%
Pool Treatments & Other R&M	-	472	(472)	0.00%
Entrance Monuments, Gates, Walls R&M	10,000	23,149	(13,149)	231.49%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	60,584	(25,584)	173.10%
Landscape Maintenance	7,000	38,819	(31,819)	554.56%
Amenity Camera R&M	2,000	-	2,000	0.00%
Landscaping - Plant Replacement Program	30,000	36,094	(6,094)	120.31%
Amenity R&M	10,000	1,723	8,277	17.23%
Sidewalk, Pavement, Signage R&M	2,000	-	2,000	0.00%
Garbage Collection	3,000	1,025	1,975	34.17%
MISC Contingency	10,000	54,413	(44,413)	544.13%

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Irrigation Maintenance	30,000	20,020	9,980	66.73%
Aquatics - Contract	28,000	46,496	(18,496)	166.06%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control R&M	5,000	548	4,452	10.96%
Special Events	10,000	7,653	2,347	76.53%
Holiday Lighting & Decorations	10,000	-	10,000	0.00%
Janitorial Supplies	1,500	1,970	(470)	131.33%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	4,000	2,973	1,027	74.33%
Amenity Furniture R&M	5,000	89	4,911	1.78%
Total Other Physical Environment	736,341	875,248	(138,907)	118.86%
TOTAL EXPENDITURES	1,101,075	1,276,098	(175,023)	115.90%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(155,868)	(155,868)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		241,258		
FUND BALANCE, ENDING		\$ 85,390		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 42,400	\$ 42,400	0.00%
Special Assmnts- Tax Collector	995,377	997,216	1,839	100.18%
Special Assmnts- CDD Collected	-	10,782	10,782	0.00%
TOTAL REVENUES	995,377	1,050,398	55,021	105.53%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	380,000	380,000	-	100.00%
Interest Expense	616,919	616,919	-	100.00%
Total Debt Service	996,919	996,919	-	100.00%
TOTAL EXPENDITURES	996,919	996,919	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,542)	53,479	55,021	-3468.16%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	14,170	14,170	0.00%
Operating Transfers-Out	-	(9,836)	(9,836)	0.00%
Contribution to (Use of) Fund Balance	(1,542)	-	1,542	0.00%
TOTAL FINANCING SOURCES (USES)	(1,542)	4,334	5,876	-281.06%
Net change in fund balance	\$ (1,542)	\$ 57,813	\$ 62,439	-3749.22%
FUND BALANCE, BEGINNING (OCT 1, 2024)		902,907		
FUND BALANCE, ENDING		\$ 960,720		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 30,374	\$ 30,374	0.00%
Special Assmnts- Tax Collector	-	446,964	446,964	0.00%
Special Assmnts- CDD Collected	446,075	-	(446,075)	0.00%
TOTAL REVENUES	446,075	477,338	31,263	107.01%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	95,000	95,000	-	100.00%
Interest Expense	351,494	351,494	-	100.00%
Total Debt Service	446,494	446,494	-	100.00%
TOTAL EXPENDITURES	446,494	446,494	-	100.00%
Excess (deficiency) of revenues				
Over (under) expenditures	(419)	30,844	31,263	-7361.34%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(223,038)	(223,038)	0.00%
Contribution to (Use of) Fund Balance	(419)	-	419	0.00%
TOTAL FINANCING SOURCES (USES)	(419)	(223,038)	(222,619)	53231.03%
Net change in fund balance	\$ (419)	\$ (192,194)	\$ (190,937)	45869.69%
FUND BALANCE, BEGINNING (OCT 1, 2024)		667,432		
FUND BALANCE, ENDING		\$ 475,238		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,373	\$ 3,373	0.00%
Special Assmnts- CDD Collected	-	141,668	141,668	0.00%
TOTAL REVENUES	-	145,041	145,041	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	-	35,000	(35,000)	0.00%
Interest Expense	-	64,347	(64,347)	0.00%
Total Debt Service	-	99,347	(99,347)	0.00%
TOTAL EXPENDITURES	-	99,347	(99,347)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	45,694	45,694	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Bond Proceeds	-	81,233	81,233	0.00%
Operating Transfers-Out	-	(1,608)	(1,608)	0.00%
TOTAL FINANCING SOURCES (USES)	-	79,625	79,625	0.00%
Net change in fund balance	\$ -	\$ 125,319	\$ 125,319	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 125,319		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 3,528	\$ 3,528	0.00%
TOTAL REVENUES	-	3,528	3,528	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	3,364	(3,364)	0.00%
Total Construction In Progress	-	3,364	(3,364)	0.00%
TOTAL EXPENDITURES	-	3,364	(3,364)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	164	164	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	9,836	9,836	0.00%
Operating Transfers-Out	-	(14,170)	(14,170)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(4,334)	(4,334)	0.00%
Net change in fund balance	\$ -	\$ (4,170)	\$ (4,170)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		69,799		
FUND BALANCE, ENDING		\$ 65,629		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 24	\$ 24	0.00%
TOTAL REVENUES	-	24	24	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	223,038	(223,038)	0.00%
Total Construction In Progress	-	223,038	(223,038)	0.00%
TOTAL EXPENDITURES	-	223,038	(223,038)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(223,014)	(223,014)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	223,038	223,038	0.00%
TOTAL FINANCING SOURCES (USES)	-	223,038	223,038	0.00%
Net change in fund balance	\$ -	\$ 24	\$ 24	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 24		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 30, 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 22,811	\$ 22,811	0.00%
TOTAL REVENUES	-	22,811	22,811	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Trustees Fees	-	12,200	(12,200)	0.00%
Disclosure Report	-	2,500	(2,500)	0.00%
District Counsel	-	130,475	(130,475)	0.00%
District Management	-	38,500	(38,500)	0.00%
Cost of Issuance	-	9,250	(9,250)	0.00%
Total Administration	-	192,925	(192,925)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	2,016,215	(2,016,215)	0.00%
Total Construction In Progress	-	2,016,215	(2,016,215)	0.00%
TOTAL EXPENDITURES	-	2,209,140	(2,209,140)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(2,186,329)	(2,186,329)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,608	1,608	0.00%
Bond Proceeds	-	2,299,506	2,299,506	0.00%
TOTAL FINANCING SOURCES (USES)	-	2,301,114	2,301,114	0.00%
Net change in fund balance	\$ -	\$ 114,785	\$ 114,785	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2024)		-		
FUND BALANCE, ENDING		\$ 114,785		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 25_09

Statement Date 09/30/2025

G/L Account No. 101001 Balance	151,253.06	Statement Balance	216,242.49
		Outstanding Deposits	225.00
Positive Adjustments	0.00		
Subtotal	151,253.06	Subtotal	216,467.49
Negative Adjustments	0.00	Outstanding Checks	-65,214.43
Ending G/L Balance	151,253.06	Ending Balance	151,253.06

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/30/2025		JE000980	Interest - Investments	Interest Earned	443.44	443.44	0.00
09/19/2025		JE001001	Rental Income	Rentals and Key Fobs	350.00	350.00	0.00
09/09/2025		JE001002	Other Miscellaneous Revenues	Rentals and Key Fobs	500.00	500.00	0.00
09/30/2025		JE001007	Electric Utility Services	TECO ACH adj JE	1,695.32	1,695.32	0.00
Total Deposits					2,988.76	2,988.76	0.00
Checks							
							0.00
08/18/2025	Payment	300036	TECO ACH	Inv: 081225-2187	-23.41	-23.41	0.00
08/18/2025	Payment	300037	TECO ACH	Inv: 081225-3916	-16.96	-16.96	0.00
08/18/2025	Payment	300038	TECO ACH	Inv: 081225-3150	-1,474.13	-1,474.13	0.00
08/18/2025	Payment	300039	TECO ACH	Inv: 081225-2960	-1,025.36	-1,025.36	0.00
08/18/2025	Payment	300040	TECO ACH	Inv: 081225-3334	-512.68	-512.68	0.00
08/18/2025	Payment	300041	TECO ACH	Inv: 081225-0294	-139.82	-139.82	0.00
08/18/2025	Payment	300042	TECO ACH	Inv: 081225-3802	-1,444.82	-1,444.82	0.00
08/27/2025	Payment	882	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,170.00	-1,170.00	0.00
08/27/2025	Payment	884	SUNRISE LANDSCAPE	Check for Vendor V00044	-2,800.00	-2,800.00	0.00
09/02/2025	Payment	885	JOBE PEST SERVICES	Check for Vendor V00075	-140.00	-140.00	0.00
09/02/2025	Payment	886	STANTEC CONSULTING SERV INC	Check for Vendor V00004	-1,270.25	-1,270.25	0.00
09/02/2025	Payment	887	SUNRISE LANDSCAPE	Check for Vendor V00044	-525.00	-525.00	0.00
09/02/2025	Payment	888	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
09/08/2025	Payment	890	CARLOS DE LA OSSA	Check for Vendor V00038	-200.00	-200.00	0.00
09/08/2025	Payment	891	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
09/08/2025	Payment	892	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00	-200.00	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 25_09

Statement Date

09/30/2025

09/08/2025	Payment	893	RYAN MOTKO	Check for Vendor V00024	-200.00	-200.00	0.00
09/10/2025	Payment	894	SUNRISE LANDSCAPE	Check for Vendor V00044	-282.05	-282.05	0.00
09/17/2025	Payment	895	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,967.00	-2,967.00	0.00
09/17/2025	Payment	896	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00057	-2,000.00	-2,000.00	0.00
09/17/2025	Payment	899	INFRAMARK LLC	Check for Vendor V00023	-1,663.45	-1,663.45	0.00
09/17/2025	Payment	900	SIGNAL 88 FRANCHISE GROUP, INC.	Check for Vendor V00101	-2,082.00	-2,082.00	0.00
09/17/2025	Payment	901	SUNRISE LANDSCAPE	Check for Vendor V00044	-29,580.08	-29,580.08	0.00
09/17/2025	Payment	300054	TECO ACH	Inv: 090425-6104	-10,942.48	-10,942.48	0.00
09/17/2025	Payment	300055	COMMUNICATION S ACH	Inv: 2748863083125	-110.00	-110.00	0.00
09/25/2025	Payment	902	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,139.00	-2,139.00	0.00
09/25/2025	Payment	903	STRALEY ROBIN VERICKER	Check for Vendor V00011	-1,743.00	-1,743.00	0.00
09/26/2025	Payment	300063	BOCC ACH	Inv: 091725-7985 ACH	-136.44	-136.44	0.00
09/29/2025	Payment	906	INFRAMARK LLC	Check for Vendor V00023	-11,241.67	-11,241.67	0.00
09/30/2025		JE000981	Bank Fees	Service Charges	-283.40	-283.40	0.00
Total Checks					-78,063.00	-78,063.00	0.00

Adjustments

Total Adjustments

Outstanding Checks

07/14/2025	Payment	861	RYAN MOTKO	Check for Vendor V00024		-200.00
07/30/2025	Payment	868	INFRAMARK LLC	Check for Vendor V00023		-22.44
08/12/2025	Payment	880	RYAN MOTKO	Check for Vendor V00024		-200.00
09/17/2025	Payment	897	BUSINESS OBSERVER	Check for Vendor V00095		-94.06
09/17/2025	Payment	898	COASTAL OUTDOOR CONSTRUCTION LLC	Check for Vendor V00100		-53,981.00
09/17/2025	Payment	300053	TECO ACH	Inv: 091025-9422		-427.68
09/25/2025	Payment	300056	TECO ACH	Inv: 091125-0294 ACH		-139.82
09/25/2025	Payment	300057	TECO ACH	Inv: 091125-2187 ACH		-24.51
09/25/2025	Payment	300058	TECO ACH	Inv: 091125-221008893150		-1,439.25
09/25/2025	Payment	300059	TECO ACH	Inv: 091125-3916 ACH		-17.88
09/25/2025	Payment	300060	TECO ACH	Inv: 091125-3334 ACH		-512.68
09/25/2025	Payment	300061	TECO ACH	Inv: 091125-3802		-1,444.82
09/26/2025	Payment	300062	TECO ACH	Inv: 091125-2960 ACH		-1,025.36
09/29/2025	Payment	904	CITY-WIDE CLEANING LLC	Check for Vendor V00065		-345.00
09/29/2025	Payment	905	COASTAL OUTDOOR CONSTRUCTION LLC	Check for Vendor V00100		-2,940.00

Bank Account Statement

Berry Bay CDD

Bank Account No.6498

Statement No.25_09

Statement Date09/30/2025

09/29/2025	Payment	907	SUNRISE LANDSCAPE	Check for Vendor V00044	-849.93
09/29/2025	Payment	908	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00
Total Outstanding Checks					-65,214.43

Outstanding Deposits

09/11/2025	Payment	BD00036	Deposit No. BD00036	100.00
09/19/2025	Payment	BD00037	Deposit No. BD00037	100.00
09/19/2025	Payment	BD00038	Deposit No. BD00038	25.00
Total Outstanding Deposits				225.00

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

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

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Vendor	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001									
001	300053	09/17/25	V00026	TECO ACH	091025-9422	ELECTRIC 08/06/25-09/04/25	ELECTRIC	543041-53100	\$427.68
001	300054	09/17/25	V00026	TECO ACH	090425-6104	ELECTRIC 07/08/25-08/05/25	ELECTRIC	543041-53100	\$10,942.48
001	300055	09/17/25	V00059	CHARTER COMMUNICATIONS ACH	2748863083125	SERVICE 08/31/25-09/30/25	INTERNET- 08/31/25-09/30/25	541036-53908	\$110.00
001	300056	09/25/25	V00026	TECO ACH	091125-0294 ACH	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543062-53100	\$139.82
001	300057	09/25/25	V00026	TECO ACH	091125-2187 ACH	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543041-53100	\$24.51
001	300058	09/25/25	V00026	TECO ACH	091125-221008893150	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543041-53100	\$1,439.25
001	300059	09/25/25	V00026	TECO ACH	091125-3916 ACH	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543041-53100	\$17.88
001	300060	09/25/25	V00026	TECO ACH	091125-3334 ACH	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543062-53100	\$512.68
001	300061	09/25/25	V00026	TECO ACH	091125-3802	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543041-53100	\$1,444.82
001	300062	09/26/25	V00026	TECO ACH	091125-2960 ACH	ELECTRIC 08/07/25-09/05/25	ELECTRIC	543062-53100	\$1,025.36
001	300063	09/26/25	V00060	BOCC ACH	091725-7985 ACH	WATER 08/17/25-09/17/25	WATER	543021-53100	\$136.44
001	885	09/02/25	V00075	JOBE PEST SERVICES	5856	PEST CONTROL 08/26/25	PEST CONTROL	534181-53908	\$140.00
001	886	09/02/25	V00004	STANTEC CONSULTING SERV INC	2442474	ENGINEERING SERVICES	District Engineer	531147-53908	\$760.00
001	886	09/02/25	V00004	STANTEC CONSULTING SERV INC	2440637	ENGINEERING SERVICES	District Engineer	531147-51301	\$510.25
001	887	09/02/25	V00044	SUNRISE LANDSCAPE	14 42901	TWO NEW PONDS MOWING	Contracts - Landscape	534171-53908	\$525.00
001	888	09/02/25	V00039	SWINE SOLUTIONS	641	MONTHLY TRAPPING SERVICE	TRAPPING FEE	531074-53908	\$1,550.00
001	890	09/08/25	V00038	CARLOS DE LA OSSA	CO-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	891	09/08/25	V00019	KELLY ANN EVANS	KE-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	892	09/08/25	V00016	NICHOLAS J. DISTER	ND-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	893	09/08/25	V00024	RYAN MOTKO	RM-090425	BOARD 9/4/25	Supervisor Fees	511100-51101	\$200.00
001	894	09/10/25	V00044	SUNRISE LANDSCAPE	14 44272	AUG IRRIGATION REPAIRS	Irrigation Maintenance	546930-53908	\$282.05
001	895	09/17/25	V00008	AQUATIC WEED CONTROL	113817	MIDGE FLY TREATMENTS--3 OF 4 TREATMENTS	MIDGE FLY TREATMENTS 3 OF 4 TREATMENTS	546995-53908	\$2,967.00
001	896	09/17/25	V00057	BLUE LIFE POOL SERVICE LLC	20271	POOL SERVICE 9/2025	POOL CLEANING	534078-53908	\$2,000.00
001	897	09/17/25	V00095	BUSINESS OBSERVER	25-02631H	LEGAL AD 09/05/25	LEGAL AD	548002-51301	\$94.06
001	898	09/17/25	V00100	COASTAL OUTDOOR CONSTRUCTION LLC	2836	MULCH PLAYGROUND	LANDSCAPE -REMULCH THE PLAYGROUND -AUGUST 2025	546246-53908	\$23,981.00
001	898	09/17/25	V00100	COASTAL OUTDOOR CONSTRUCTION LLC	2837	INSTALLATION OF 500 YARDS OF PINE BARK MULCH	Landscape - Mulch	546246-53908	\$30,000.00
001	899	09/17/25	V00023	INFRAMARK LLC	157126	MAIL NOTICES 07/17/25	MAIL NOTICES	548006-51301	\$1,649.35
001	899	09/17/25	V00023	INFRAMARK LLC	157126	MAIL NOTICES 07/17/25	Postage	541024-51301	\$14.10
001	900	09/17/25	V00101	SIGNAL 88 FRANCHISE GROUP, INC.	US_69963	SECURITY PATROL 07/01/25-07/31/25	SECURITY PATROL	534203-53908	\$1,632.00
001	900	09/17/25	V00101	SIGNAL 88 FRANCHISE GROUP, INC.	US_69964	SECURITY PATROL 07/01/25-07/31/25	Security	534203-53908	\$450.00
001	901	09/17/25	V00044	SUNRISE LANDSCAPE	14 43383	LANDSCAPE CONTRACT SEPT 2025	LANDSCAPE MAINT	534171-53908	\$28,545.08
001	901	09/17/25	V00044	SUNRISE LANDSCAPE	14 44418	TWO NEW PONDS MOWING WEEK	LANDSCAPE MAINTENANCE	534171-53908	\$525.00
001	901	09/17/25	V00044	SUNRISE LANDSCAPE	14 44417	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	534171-53908	\$510.00
001	902	09/25/25	V00008	AQUATIC WEED CONTROL	113157	AQUATIC MAINTENANCE SEPTEMBER 2025	AQUATIC MAINTENANCE	546995-53908	\$2,139.00
001	903	09/25/25	V00011	STRALEY ROBIN VERICKER	27124	DISTRICT COUNSEL THROUGH 08/31/25	DISTRICT COUNSEL SERVICES	531146-51301	\$1,743.00
001	904	09/29/25	V00065	CITY-WIDE CLEANING LLC	19643	CLEANING SERVICES SEPTEMBER 2025	CLEANING SERVICES	552161-53908	\$345.00
001	905	09/29/25	V00100	COASTAL OUTDOOR CONSTRUCTION LLC	2887	SOLAR LIGHTS FOR SIGN	SOLAR LIGHTS	546227-53908	\$2,940.00
001	906	09/29/25	V00023	INFRAMARK LLC	159731	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT SERVICES	532001-51301	\$1,000.00
001	906	09/29/25	V00023	INFRAMARK LLC	159731	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT SERVICES	531016-53908	\$1,000.00
001	906	09/29/25	V00023	INFRAMARK LLC	159731	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT SERVICES	534215-53908	\$5,166.67
001	906	09/29/25	V00023	INFRAMARK LLC	159731	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT SERVICES	531142-51301	\$950.00
001	906	09/29/25	V00023	INFRAMARK LLC	159731	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT SERVICES	531150-51301	\$3,000.00
001	906	09/29/25	V00023	INFRAMARK LLC	159731	DISTRICT MANAGEMENT AUGUST 2025	DISTRICT MANAGEMENT SERVICES	549936-51301	\$125.00
001	907	09/29/25	V00044	SUNRISE LANDSCAPE	14 44743	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	546041-53908	\$552.75
001	907	09/29/25	V00044	SUNRISE LANDSCAPE	14 44742	LANDSCAPE MAINTENANCE SEPTEMBER 2025	LANDSCAPE MAINTENANCE	546041-53908	\$297.18
001	908	09/29/25	V00039	SWINE SOLUTIONS	650	MONTHLY TRAPPING SERVICE	TRAPPING FEE	531074-53908	\$1,550.00
Fund Total									\$133,964.41

Total Checks Paid	\$133,964.41
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CITY-WIDE CLEANING L.L.C.

P.O. BOX 262142

TAMPA, FL. 33685

813-624-4479

Property Site: Berry Bay

Scope of work:

Installation of pet station: The cost for the entire unit outside the dog park

Ranges from 225.00 to 250.00 depending how I can get them on amazon.

Cost for Instalation is 50.00

The cost for replacing the waste cylinder inside the dog park ranges around 115.00 on amazon. Installation is 25.00

Signed by:

Wesley Elias

6808EDC0628348D...

10/21/2025



BERRY BAY CDD

FIELD INSPECTION REPORT- OCTOBER- DOWN TO EARTH

Friday, October 17, 2025

Prepared For Board Of Supervisors

17 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

completed
not completed/no response
monitoring/scheduled

an application of fertility was applied
on 10/22/25 for turf

on 10/30/25 an application of plant
fertility was applied throughout the
CDD

on 10/30/ DTE had a team doing a wet
check to insure water coverage is
performing accordingly

Item 1- Berry Grove Blvd

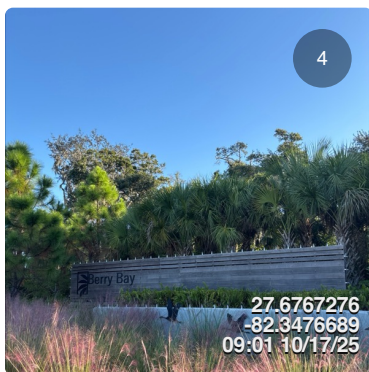
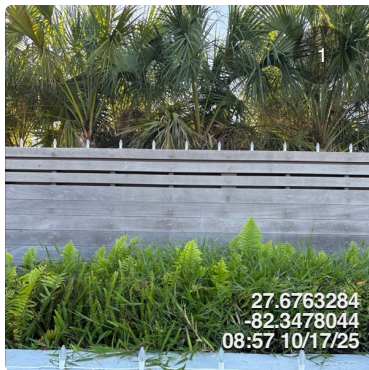
Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Berry Bay – Entrance on Berry Grove Blvd

- Fern beds at both monuments have weeds that need to be removed.
- Tall weeds growing between ornamental grasses should be pulled.
- Plant material and trees appear healthy.
- Fertility levels look good.
- Both monuments are well maintained and clean.

completed on 10/30/25

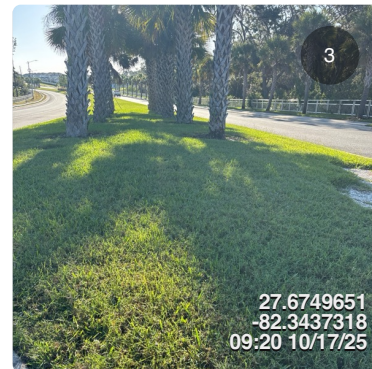
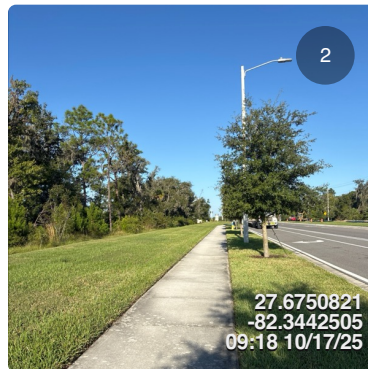
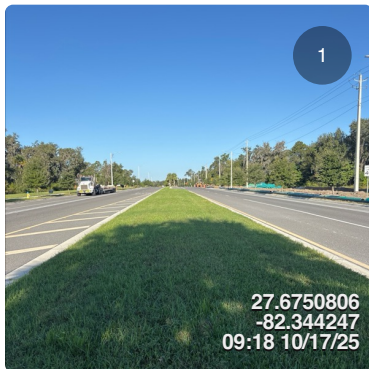


Item 2- Berry Grove Blvd

Assigned To: Down To Earth

Inside Community – Berry Grove Blvd

- Turf areas in this section show excellent fertility and color — lush, green, and healthy appearance.
- Photos attached highlight these well-performing areas.
- **Note: Other areas of the property do not currently reflect the same turf quality.**
- Roadways remain clean and well maintained.



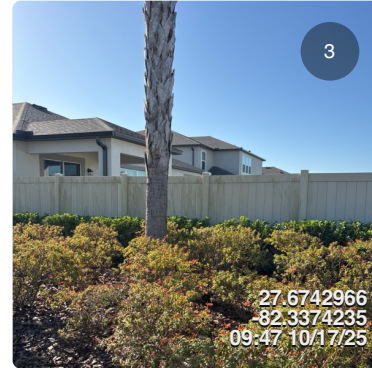
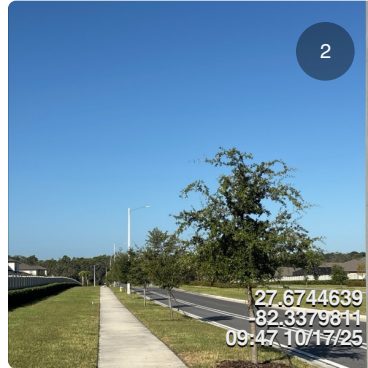
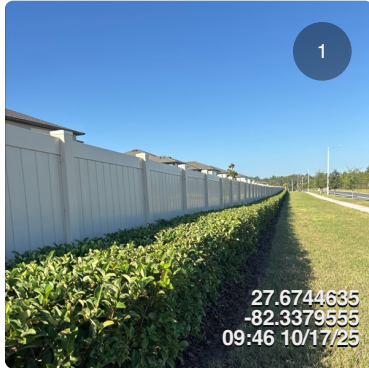
will continue to monitor the turf a application of fert was applied on 10/22/25

Item 3-Berry Grove Blvd

Assigned To: Down To Earth

Berry Grove Blvd – From Eagle Rock to Marine Grass Dr

- Plant material is neatly trimmed and well maintained.
- Trees are green, healthy, and properly maintained.
- Sabal palms and center islands are in good condition.
- Overall, this section is well maintained and presents nicely.

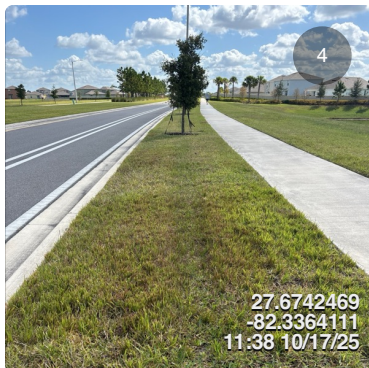


Item 4-Berry Grove Blvd

Assigned To: Down To Earth

Inside Community – Berry Grove Blvd (Marine Grass to Living Coral)

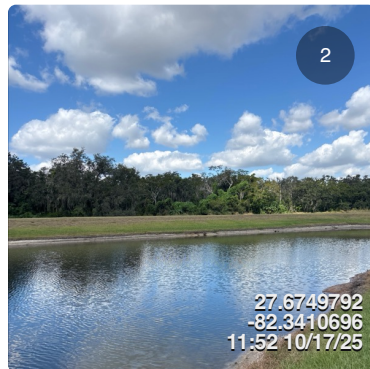
- Turf areas in this section are struggling and showing signs of stress.
- Fertility improvement is needed to enhance color and overall health.
- Some discoloration may be attributed to seasonal changes.
- Down to Earth will continue to monitor and apply fertilization as needed.



Item 5- Pond

Assigned To: Aquatic Weed Control

Pond 3 is well maintained



Item 6- Berry Grove Blvd

Assigned To: Down To Earth

Inside Community – Berry Grove Blvd (Living Coral to Berry Roundabout)

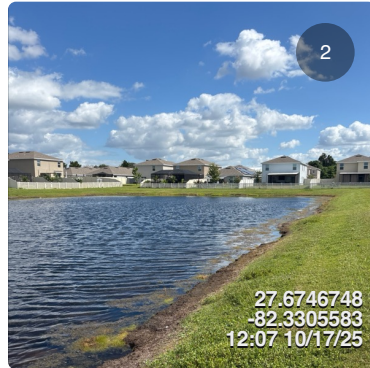
- Sabal Palms look good and are well maintained. Fertility is good.
- Turf appears slightly stressed, possibly due to seasonal/weather changes (fall transitioning into winter).
- Plant material and pine trees in the center island are well maintained. Fertility is good.



Item 7- Pond

Assigned To: Aquatic Weed Control

Pond 6 was treated for slander spike rush



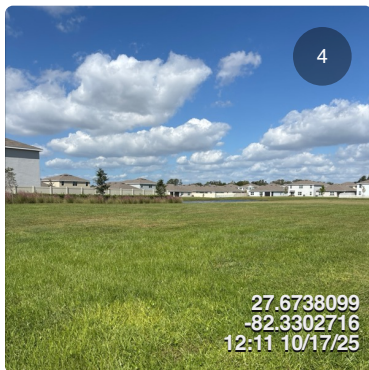
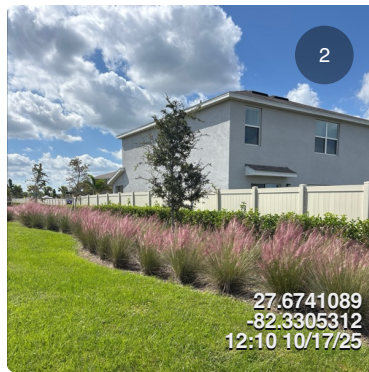
Item 8- Pocket Park

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Pocket Park – Gumbo Limbo Dr

- Area is well maintained.
- Turf is well mowed and healthy.
- Sidewalks are clean and weed free.
- Hedges need trimming and separation from the fence on both sides.
- Overall, the area remains in good condition.



Item 9- Juniper Cove

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Inside Community – Berry Roundabout to Juniper Cove

- Firebush between the roundabout and Night Tide Ln are declining; several have lost leaves and are mostly sticks.
- Dead plant material needs to be removed; proposal may be needed for replacement.
- Turf in this section contains heavy weed presence and needs treatment.
- Turf fertility requires improvement.
- Grasses near the dog park are well maintained.



scheduled for 10/30/25

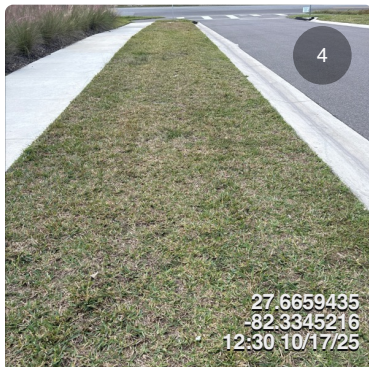
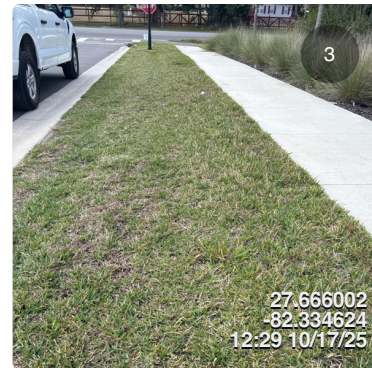
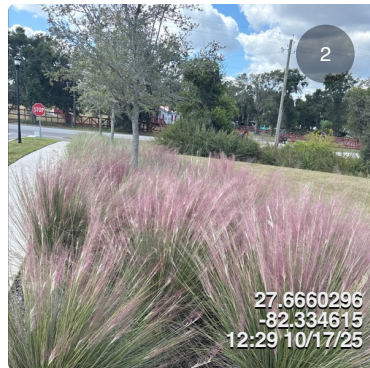
Item 10- Berry Bay Ave.

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Back Entrance – Berry Bay Ave

- Turf near the fire hydrant is being damaged by construction vehicles; repair is needed.
- Turf is struggling and requires fertility improvement.
- Plant material is otherwise well maintained.
- Trees in this area appear stressed; inspection needed to determine the cause.



the area where the turf has been damaged will be repaired when construction has been completed.

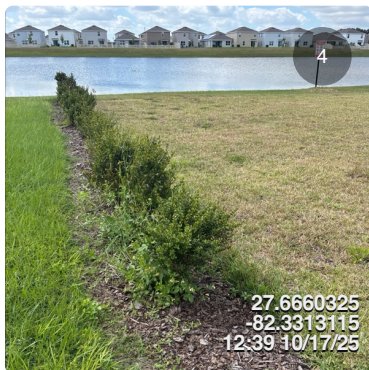
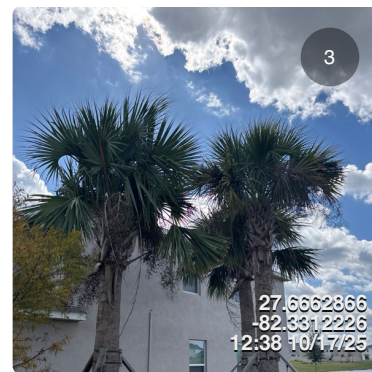
Item 11- Pocket Park

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Pocket Park – Intersection of Berry Bay Ave and Dug Creek

- Turf fertility needs improvement.
- Turf has a high presence of weeds that need treatment.
- Sabal Palms are well maintained.
- Sidewalks are neatly edged and weed free.
- Weeds present in landscape beds need to be removed.
- Main concern in this area is fertility improvement.



all areas that are struggling were fertilized on 10/22/25

Item 12- Pond

Assigned To: Aquatic Weed Control

Ponds – Community Wide

- Pond water levels have receded, exposing more areas of slender spike rush and other aquatic vegetation.
- This is expected during lower water conditions.
- The aquatic maintenance team will continue to monitor and manage growth accordingly.



Ponds were treated on 10/16/25

Item 13- Basketball Court

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Amenity Area – Around Basketball & Pickleball Courts

- Awabuki plants around the basketball court show wilting and browning leaves, with noticeable leaf drop.
- Area needs inspection to determine the cause of decline.
- Plant material near the pickleball court appears green, healthy, and well maintained.
- Turf in front of the pickleball court is stressed with dead patches and weed presence.
- Turf in this area needs replacement.



the awabuki hedge around the basketball and pickleball courts were stressed due to a few heads that were broken and was losing pressure.

Item 14- Clubhouse Parking Lot.

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Dog Park & Mailbox Areas

- Awabuki plants around the dog park are showing stress — browning, leaf drop, and decline.
- Area needs inspection to determine the cause.
- Surrounding plant material appears healthy and well maintained.
- Plant material along the mailboxes is well maintained and trimmed back to prevent walkway obstruction.



same issue here due to broken sprinklers pressure was low.

Item 15- Clubhouse Landscape

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Clubhouse Area

- Plant material surrounding the clubhouse is healthy, well maintained, and has good overall appearance.
- Turf shows minor color loss, likely due to seasonal and weather changes, but fertility improvement is recommended to maintain overall health and vigor.
- Overall, the area remains in good condition.



Item 16- Clubhouse And Playground Turf

Due By: Monday, November 3, 2025

Assigned To: Down To Earth

Clubhouse & Playground Area

- Turf around the clubhouse and playground is stressed and thinning.
- Fertility improvement is needed to restore vigor.
- Turf also requires weed treatment.



turf fertility was applied on 10/22/25

Item 17- Pool Area Landscape

Assigned To: Down To Earth

Pool Area

- Landscaping inside the pool area is well maintained.
- Plants and turf appear green, healthy, and neatly trimmed.
- One photo provides an overall view showing the good condition of the landscaping.

