

Berry Bay Community Development District

**January 08, 2026
Agenda Package**

TEAMS MEETING INFORMATION

[Join the meeting now](#)

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Berry Bay 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
Rollamay Turkoane, District Manager

Regular Meeting Agenda

Thursday, January 08, 2026 at 2:00 p.m.

The Regular Meeting of the **Berry Bay Community Development District** will be held **January 08, 2026 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL

2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

- A. Consideration of Resolution 2026-05; General Election
- B. Consideration of Resolution 2026-06; Landowner Election

4. CONSENT AGENDA

- A. Approval of Minutes of the December 18, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance November 2025
- C. Acceptance of the Financials and Approval of the Check Register for November 2025
- D. Ratification of the Blue Life Pool Service Life Ring Proposal # 5411

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT CALLING FOR A GENERAL ELECTION TO BE HELD BY THE HILLSBOROUGH COUNTY SUPERVISOR OF ELECTIONS IN CONJUNCTION WITH THE GENERAL ELECTION TO BE HELD IN NOVEMBER, 2026.

WHEREAS, the Berry Bay Community Development District (the "**District**") is a local unit of special-purpose government established by Hillsborough County, Florida (the "**County**");

WHEREAS, pursuant to Section 190.006(1), Florida Statutes the District Board of Supervisors consists of five members; and

WHEREAS, Section 190.006(3), Florida Statutes provides for the election of members to specific terms and seat numbers for the District Board of Supervisors and currently calls for the election of **two (2)** members of the Board of Supervisors of the District for seat numbers and length of terms thereof:

Seat No. 3	Length of term: Four (4) years
Seat No. 4	Length of term: Four (4) years

NOW, THEREFORE BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DISTRICT, THAT:

Section 1. General Election. There is hereby called an election in the County to be held concurrent with the General Election on the first Tuesday of November, which is November 3, 2026, for the purpose of having all of the qualified electors residing within the boundaries of the District to determine **two (2) qualified electors** to serve on the Board of Supervisors of the District.

Section 2. Qualifying Period. The period of qualifying as a candidate for a supervisor to the district shall be from noon June 8, 2026, through noon June 12, 2026, pursuant to Section 99.061, Florida Statutes. This Resolution shall serve as the District's notice of the qualifying period, pursuant to Section 190.006(3), Florida Statutes. Interested candidates should contact the Supervisor of Elections for the County for further information.

Section 3. Conduction and Procedure of Election.

- a. The election shall be conducted according to the requirements of general law and law governing special district elections.
- b. The election shall be held at the precinct polling places designated by the Supervisor of Elections in the County.
- c. The polls shall be opened and closed as provided by law, including, but not limited to Section 100.011, Florida Statutes.
- d. The ballot shall contain the names of the candidates to be voted upon, pursuant to Section 101.151, Florida Statutes.
- e. The Department of State shall make out a notice stating what offices are to be filled at the general election, pursuant to Section 100.021 Florida Statutes.

Section 4. Election Costs. The District shall be responsible for paying the District's proportionate share of the regular election costs, if any, pursuant to Section 100.011, Florida Statutes.

Section 5. Effective Date and Transmittal. This Resolution shall become effective upon its passage and the District's Secretary is authorized to transmit a copy of this Resolution to the Supervisor of Elections of the County.

This Resolution is duly passed and adopted this 8th day of January, 2026.

ATTEST:

**BERRY BAY COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Title: ☐ Secretary / ☐ Assistant Secretary

Printed Name: Carlos de la Ossa
Title: Chair of the Board of Supervisors

RESOLUTION 2026- 06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING A DATE, TIME, AND LOCATION FOR A LANDOWNERS' MEETING FOR THE PURPOSE OF ELECTING ONE MEMBER OF THE BOARD; PROVIDING FOR PUBLICATION; PROVIDING SAMPLE NOTICE, INSTRUCTIONS, PROXY, AND BALLOTS; AND PROVIDING FOR AN EFFECTIVE DATE.

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

WHEREAS, the District was established on March 11, 2020, by Ordinance No. 20-7 of the Hillsborough County Board of County Commissioners, as amended;

WHEREAS, the terms for Board **Seat 5** is set to expire in November 2026; and

WHEREAS, the District is statutorily required to announce a meeting of the landowners of the District for the purpose of electing one member of the Board.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. In accordance with Section 190.006(2)(b), Florida Statutes the landowners' meeting to elect one member of the Board, to Board **Seat 5**, will be held on Thursday, November 5, 2026, at 2:00 p.m. at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Section 2. The District's Secretary is hereby directed to publish notice of this landowners' meeting in accordance with the requirements of Section 190.006(2)(a), Florida Statutes.

Section 3. Pursuant to Section 190.006(2)(b), Florida Statutes, a sample notice of landowners' meeting and election, instructions on how all landowners may participate in the election, a sample proxy, and sample ballot forms are attached hereto as **Exhibit A**. Copies of such documents can be obtained from the District Manager's office.

Section 4. This Resolution shall become effective immediately upon its adoption.

Passed and Adopted on January 8, 2026.

Attest:

**Berry Bay
Community Development District**

Print Name: _____
Secretary/ Assistant Secretary

Print Name: Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A
Notice of Landowners' Meeting and Election and
Meeting of the Board of Supervisors of the
Berry Bay Community Development District

Notice is hereby given to the public and all landowners within the Berry Bay Community Development District (the "**District**"), comprised of approximately 473.947 acres in Hillsborough County, Florida, advising that a landowners' meeting will be held for the purpose of electing one member of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Place: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 873-7300, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Jayna Cooper, District Manager

Run Date(s): _____

**Instructions Relating to Landowners' Meeting
of the Berry Bay Community Development District
for the Election of Members of the Board of Supervisors**

Date: Thursday, November 5, 2026
Time: 2:00 p.m.
Location: Offices of Inframark
2005 Pan Am Circle, Suite 300
Tampa, Florida 33607

Pursuant to Chapter 190, Florida Statutes, and after a community development district (“**District**”) has been established and the landowners have held their initial election, there shall be subsequent landowners’ meeting for the purpose of electing members of the Board of Supervisors of the District (“**Board**”) every 2 years until the District qualifies to have its board members elected by the qualified electors of the District. The following instructions on how all landowners may participate in the election are intended to comply with Section 190.006(2)(b), Florida Statutes.

A landowner within the District may vote in person at the landowners’ meeting or the landowner may nominate a proxy holder to vote in person at the meeting in place of the landowner. Landowners or proxy holders need to bring a government issued ID for verification purposes.

Whether in person or by proxy, each landowner shall be entitled to cast 1 vote per un-platted acre of land owned by him or her and located within the District, for each seat on the Board that is open for election for the upcoming term. A fraction of an acre shall be treated as 1 acre, entitling the landowner to 1 vote with respect thereto. Please note that a particular parcel of real property is entitled to only 1 vote for each eligible acre of land or fraction thereof; therefore, 2 or more people who own real property in common, that is 1 acre or less, are together entitled to only 1 vote for that real property. Platted lots shall be counted individually and entitled to 1 vote. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner’s proxy.

At the landowners’ meeting, the landowners will elect a chair to conduct the meeting. The meeting chair can be any person present at the meeting and does not need to be a landowner. If the meeting chair is a landowner or proxy holder of a landowner, they may also nominate candidates, make or second motions, and participate in the voting process. Candidates must be nominated and then shall be elected by a vote of the landowners. Mailed in ballots or proxies are not accepted because the landowners or proxy holders nominate candidates first for each seat in the election and then the ballots are casted. Furthermore, the District does not have the ability to verify the signatures of mailed in ballots or request clarification if there is an issue with any ballot or proxy.

This year, one seat on the Board will be up for election by landowners. The candidate receiving the highest number of votes will receive a 4-year term. The term of office for the successful candidate shall commence upon election on November 5, 2026.

A proxy is available upon request. To be valid, each proxy must be signed by 1 of the legal owners of the property for which the vote is cast and must contain the typed or printed name of the individual who signed the proxy; the street address, legal description of the property, or tax parcel identification number; and the number of authorized votes. If the proxy authorizes more than 1 vote, each property must be listed and the number of un-platted acres of each property must be included. The signature on a proxy does not need to be notarized. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Exhibit A
Landowner Proxy

**Berry Bay Community Development District
Landowners' Meeting – Thursday, November 5, 2026**

KNOW ALL MEN BY THESE PRESENTS, that the undersigned, the fee simple owner of the lands described herein, hereby constitutes and appoints _____ (“**Proxy Holder**”) for and on behalf of the undersigned, to vote as proxy at the meeting of the landowners of the Berry Bay Community Development District to be held at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, on Thursday, November 5, 2026, at 2:00 p.m., and at any adjournments thereof, according to the number of un-platted acres of land and/or platted lots owned by the undersigned landowner that the undersigned would be entitled to vote if then personally present, upon any question, proposition, or resolution or any other matter or thing that may be considered at said meeting including, but not limited to, the election of members of the Board of Supervisors. Said Proxy Holder may vote in accordance with his or her discretion on all matters not known or determined at the time of solicitation of this proxy, which may legally be considered at said meeting.

Any proxy heretofore given by the undersigned for said meeting is hereby revoked. This proxy is to continue in full force and effect from the date hereof until the conclusion of the landowners' meeting and any adjournment or adjournments thereof, but may be revoked at any time by written notice of such revocation presented at the landowners' meeting prior to the Proxy Holder's exercising the voting rights conferred herein.

Printed Name of Legal Owner

Signature of Legal Owner

Date

Address/Legal/or Parcel ID #

of Un-platted Acreage/
or # of Platted Lots

Authorized
Votes

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

NOTES:

1. Pursuant to Section 190.006(2)(b), Florida Statutes, a fraction of an acre is treated as 1 acre entitling the landowner to 1 vote with respect thereto.
2. 2 or more persons who own real property in common that is 1 acre or less are together entitled to only 1 vote for that real property.
3. If the fee simple landowner is not an individual, and is instead a corporation, limited liability company, limited partnership or other entity, evidence that the individual signing on behalf of the entity has the authority to do so should be attached hereto (e.g., bylaws, corporate resolution, etc.).
4. Electronic signatures are not accepted because the integrity and security control processes required by Sections 668.001-.006, Florida Statutes are not feasible for the District at this time.

Exhibit A

Official Ballot for Landowners

Berry Bay Community Development District Landowners' Meeting – Thursday, November 5, 2026 (Election of One Supervisor)

The undersigned certifies that he/she/it is a fee simple owner of land located within the Berry Bay Community Development District and described as follows:

Address/Legal/or Parcel ID #	# of Un-platted Acreage/ or # of Platted Lots	Authorized Votes
_____	_____	_____
_____	_____	_____
_____	_____	_____

[Insert above the street address of each parcel, the legal description of each parcel, or the tax parcel identification number of each parcel. If more space is needed, identification of parcels owned may be incorporated by reference to an attachment hereto.]

Total Number of Authorized Votes: _____

I do cast my votes as a Landowner as follows:

	Name of Candidate	Number of Votes
Seat 5	_____	_____

Date: _____

Signature: _____

Printed Name: _____

Exhibit A

Official Ballot for Proxy Holders

Berry Bay Community Development District Landowners' Meeting – Thursday, November 5, 2026

(Election of One Supervisor)

The undersigned certifies that he/she/it is the proxy holder for fee simple owners of land located within the Berry Bay Community Development District and described in the attached proxies.

Information in the dotted line below is to be filled out by District Staff prior to being returned to the proxy holder for casting the ballot:

Total Number of Proxies

Total Number of Un-platted Acreage

Total Number of Platted Lots

Total Number of Authorized Votes

I do cast my votes, in my capacity as a proxy holder for certain Landowners, as follows:

Name of Candidate

Number of Votes

Seat 5

Date: _____

Signature: _____

Printed Name: _____

**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, December 18, 2025, and called to order at 11:07 a.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
Rollamay Turkoane	District Manager
Brian Lamb	VP Developer Services
John Vericker	District Counsel
Tonja Stewart	District Engineer
Brooke Chapman	Onsite Manager
Arturo Gandarilla	Field Manager
Residents	

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 questions regarding the arbitrage proposals and parking passes.

THIRD ORDER OF BUSINESS

Business Items

A. Supplemental Engineer Report

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Supplemental Engineer Report, in substantial form, was approved. 5-0

B. Supplemental Methodology Report

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, Supplemental Methodology Report, in substantial form, was approved. 5-0

C. Consideration of Resolution 2026-03; Delegated Award**i. Consideration of Supplemental Trust Indenture****ii. Consideration of Master Trust Indenture****iii. Contract of Purchase****iv. Preliminary Limited Offering Memorandum****v. Continuing Disclosure Agreement**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-03; Delegated Award, in substantial form, was adopted. 5-0

D. Other Items Related to the Series 2026 Bonds

There being none, the next order of business followed.

E. Consideration of School-Now CDD Website Proposal

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, School-Now CDD Website Proposal, was approved. 5-0

F. Consideration of Annual Arbitrage Reporting Proposal**i. Berry Bay CDD - \$17,760,000 Special Assessment Bonds, Series 2021 (Area One)****ii. Berry Bay CDD - \$6,430,000 Special Assessment Bonds, Series 2023 (Area Two)****iii. Berry Bay CDD - \$2,435,000 Special Assessment Bonds, Series 2024 (Area Three)**

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Annual Arbitrage Reporting Proposals, was approved. 5-0

G. Consideration of Resolution 2026-04; Designation of Officers

The District officers are as follows:

- | | |
|---------------------|---------------------|
| • Carlos de la Ossa | Chairperson |
| • Nicholas Dister | Vice-Chairperson |
| • Brian Lamb | Secretary |
| • Ryan Motko | Assistant Secretary |
| • Kelly Evans | Assistant Secretary |
| • Chloe Firebaugh | Assistant Secretary |
| • Jayna Cooper | Assistant Secretary |
| • Rollamay Turkoane | Assistant Secretary |
| • Eric Davidson | Treasurer |

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-04; Designation of Officers, as detailed above, was adopted. 5-0

H. Consideration of Eco Logic Mitigation Maintenance Proposal

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Eco Logic Mitigation Maintenance Proposal, was approved. 5-0

FOURTH ORDER OF BUSINESS

Consent Agenda

A. Approval of Minutes of the November 06, 2025, Regular Meeting

B. Consideration of Operation and Maintenance October 2025

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

D. Ratification of Grau & Associates Audit Engagement Letter

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, the Consent Agenda, was approved. 5-0

FIFTH ORDER OF BUSINESS

Staff Reports

A. District Counsel

B. District Engineer

C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

The Field Inspections Report was presented, a copy of which was included in the agenda package. Mr. Gandarilla provided details, updates/pending items. Discussion ensued.

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 11:20 am. 5-0

Jayna Cooper/Rollamay Turkoane
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	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	11/2/2025	21170	\$2,060.00			POOL CLEANING
JOBE PEST SERVICES	10/30/2025	6064	\$140.00			OCT 25-PEST CONTROL
Monthly Contract Subtotal			\$2,200.00			
Variable Contract						
STRALEY ROBIN VERICKER	11/14/2025	27442	\$5,750.35			PROFESSIONAL SERVICES
Variable Contract Subtotal			\$5,750.35			
Utilities						
CHARTER COMMUNICATIONS	10/31/2025	2748863103125	\$110.00			INTERNET SERVICES
TECO	11/3/2025	110325-321000026104	\$396.47			ELECTRIC
TECO	11/12/2025	111225-221008963334	\$512.68			STREETLIGHTS
TECO	11/12/2025	111225-221008993802	\$1,444.82			STREETLIGHTS
TECO	11/12/2025	111225-221008992960	\$1,025.36			STREETLIGHTS
TECO	11/12/2025	111225-211032420294	\$139.82			STREETLIGHTS
TECO	11/12/2025	111225-221008882187	\$20.34			ELECTRIC
TECO	11/12/2025	111225-221008893150	\$1,312.30		\$4,851.79	ELECTRIC
Utilities Subtotal			\$4,961.79			
Regular Services						
CARLOS DE LA OSSA	11/6/2025	CO-110625	\$200.00			BOARD 11/06/25
DISCLOSURE TECHNOLOGY SERVICES,LLC	10/24/2025	1461	\$5,000.00			OCT 25- DTS - CDA SAAS 1YR SUPSCRIPTION
KELLY ANN EVANS	11/6/2025	KE-110625	\$200.00			BOARD 11/06/25
NICHOLAS J. DISTER	11/6/2025	ND-110625	\$200.00			BOARD 11/06/25
RYAN MOTKO	11/6/2025	RM-110625	\$200.00			BOARD 11/06/25
TECO	11/3/2025	110325-321000026104	\$10,228.62			Street lights

<div>BERRY BAY CDD</div> <div>Summary of Operations and Maintenance Invoices</div>
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Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TRUIST - CC	11/2/2025	110225-1411	\$569.13			SPECIAL EVENTS
Regular Services Subtotal			\$16,597.75			
Additional Services						
BERRY BAY CDD	11/3/2025	11032025 -01	\$6,499.44			SERIES 2021 DS 11.03.2025
BERRY BAY CDD	11/3/2025	11032025 -01	\$2,912.70	\$9,412.14	\$9,412.14	SERIES 2023 DS 11.03.2025
COASTAL OUTDOOR SERVICES LLC	8/27/2025	2836	\$23,981.00			MULCH PLAYGROUND
COASTAL OUTDOOR SERVICES LLC	9/24/2025	2887	\$2,940.00			SOLAR LIGHTS
COASTAL OUTDOOR SERVICES LLC	8/27/2025	2837	\$30,000.00		\$56,921.00	PINE BARK MULCH
Additional Services Subtotal			\$66,333.14			
TOTAL						
			\$95,843.03			

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
21170	11/02/2025	\$2,060.00	12/02/2025	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
CLEANING	REGULAR POOL SERVICE	1	2,000.00	2,000.00
CYA MAINTENANCE	CYA Fee per pool.	1	60.00	60.00

SUBTOTAL	2,060.00
TAX	0.00
TOTAL	2,060.00
BALANCE DUE	\$2,060.00

Pay invoice

JobePestServices
3179 Marine Grass drive
wimauma, fl 33598
(407) 759-8692

INVOICE



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

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

PRIMARY CONTACT
Berry bay CDD
(813) 334-5882 Mobile

ACCOUNT# 5043

INVOICE 6064

10/30/2025

ITEM	COST	QTY	PRICE
Commercial monthly	\$140.00	1	\$140.00
Terms	Subtotal		\$140.00
Payment is due on receipt.	Total		\$140.00
Notes	Amount Paid		\$0.00
Thank you for your business. Your exterior of the clubhouse was treated today. A liquid residual barrier was applied to your building and the pool area along with a granular application. Playground, picnic area, mailbox and recreation areas were treated. Thank you for your business.	Amount Due		\$140.00
	Account Balance		\$0.00
	Balance Due		\$140.00

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

November 14, 2025
Client: 001543
Matter: 000001
Invoice #: 27442

Page: 1

RE: General

For Professional Services Rendered Through October 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
10/1/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
10/2/2025	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING.	0.5	\$202.50
10/2/2025	KCH	REVISE AQUATIC MAINTENANCE SERVICES AGREEMENT WITH ECO-LOGIC; SEND FOLLOW UP COMMUNICATIONS WITH RESIDENT PUCHI AT 2888 STAR ANISE LANE REGARDING ETA FOR COMPLETION OF CONSTRUCTION WORK.	1.0	\$375.00
10/2/2025	KCH	ATTEND BOS MEETING IN PERSON.	0.3	\$112.50
10/3/2025	LC	PREPARE RECREATIONAL FACILITIES POLICIES AND REGULATIONS.	2.1	\$409.50
10/8/2025	JMV	TELEPHONE CALL FROM T. STEWART; REVIEW MAINTENANCE ISSUES; REVIEW EMAIL FROM W. ELIAS.	0.6	\$243.00
10/14/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
10/14/2025	KCH	OPERATIONS TEAMS MEETING WITH DEVELOPMENT TEAM.	0.1	\$37.50
10/15/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING RETAINING WALL EASEMENT; REVIEW AGENDA AND MINUTES TO CONFIRM EASEMENT WAS APPROVED BY THE BOARD; REVIEW PETITION TO EXPAND DISTRICT.	1.3	\$487.50
10/15/2025	WAS	REVIEW EXPANSION PETITION.	1.0	\$335.00
10/17/2025	CAW	COMPLETE REVIEW OF PETITION TO EXPAND DISTRICT AND DISTRIBUTE COMMENTS.	3.5	\$1,312.50

SERVICES

Date	Person	Description of Services	Hours	Amount
10/17/2025	LC	REVIEW AND PROVIDE COMMENTS ON PETITION TO EXPAND THE DISTRICT.	0.8	\$156.00
10/17/2025	KCH	PREPARE FOR AND ATTEND EPG OPERATIONS MEETING VIA TEAMS.	0.2	\$75.00
10/20/2025	CAW	PREPARE MI HOMES WALL EASEMENT FOR SIGNATURE.	0.2	\$75.00
10/20/2025	WAS	COMMUNICATIONS REGARDING PETITION TO AMEND BOUNDARIES.	0.2	\$67.00
10/22/2025	CAW	REVIEW EXECUTED WALL EASEMENT AND PREPARE FOR RECORDING; REVIEW SERC FOR BOUNDARY EXPANSION; SEND OUT COMMENTS ON PETITION PACKAGE.	1.8	\$675.00
10/23/2025	JMV	REVIEW CDD BOUNDARY AMENDMENT PETITION.	0.3	\$121.50
10/27/2025	CAW	DISTRIBUTE RECORDED WALL EASEMENT FROM M/I HOMES.	0.2	\$75.00
10/27/2025	MS	RECEIVE, REVIEW, AND PROCESS RECORDED WALL EASEMENT AGREEMENT.	0.4	\$78.00
10/29/2025	KCH	REVIEW AND REVISE RECREATIONAL FACILITIES POLICIES AND REGULATIONS; REVIEW PARENTAL CONSENT AND WAIVER FORM FOR GUEST AND/OR MINOR-USE OF RECREATIONAL FACILITIES.	0.7	\$262.50
10/30/2025	KCH	EMAILS WITH B. CHAPMAN REGARDING "PRIVATE PROPERTY" SIGNS; REVIEW AGENDA PACKAGE.	0.6	\$225.00
10/31/2025	JMV	REVIEW EMAIL FROM B. CARPIO; REVIEW LEGAL NOTICE.	0.2	\$81.00
Total Professional Services			16.6	\$5,649.00

DISBURSEMENTS

Date	Description of Disbursements	Amount
10/2/2025	Postage	\$9.60
10/28/2025	Simplefile E-Recording- Filing Fee- E-Filing	\$91.75
Total Disbursements		\$101.35

November 14, 2025
Client: 001543
Matter: 000001
Invoice #: 27442

Page: 3

Total Services	\$5,649.00	
Total Disbursements	\$101.35	
Total Current Charges		\$5,750.35
Previous Balance		\$5,431.36
Less Payments		(\$5,431.36)
PAY THIS AMOUNT		\$5,750.35

Please Include Invoice Number on all Correspondence

October 31, 2025
Invoice Number: 2748863103125
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 10/31/25 through 11/30/25
details on following pages*

Previous Balance	110.00
Payments Received -Thank You!	-110.00
Remaining Balance	\$0.00
Spectrum Business™ Internet	110.00
Other Charges	0.00
Current Charges	\$110.00
<i>YOUR AUTO PAY WILL BE PROCESSED 11/18/25</i>	
Total Due by Auto Pay	\$110.00

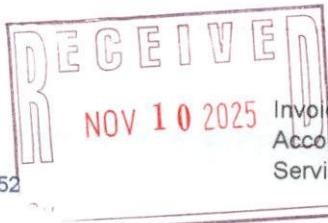
Thank you for choosing Spectrum Business.
We appreciate your prompt payment and value you as a customer.

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 11012025 NNNNNNNN 01 000245 0002

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



October 31, 2025

BERRY BAY CDD

Invoice Number: 2748863103125
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





Invoice Number: BERRY BAY CDD
 Account Number: 2748863103125
 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 11012025 NNNNNNNN 01 000245 0002

Charge Details

Previous Balance		110.00
EFT Payment	10/18	-110.00
Remaining Balance		\$0.00

Payments received after 10/31/25 will appear on your next bill.

Service from 10/31/25 through 11/30/25

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**.





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

Statement Date: November 03, 2025

Amount Due: \$10,625.09

Due Date: November 17, 2025

Account #: 321000026104

DO NOT PAY. Your account will be drafted on November 17, 2025

Account Summary

Previous Amount Due	\$10,889.79
Payment(s) Received Since Last Statement	-\$10,883.53
Miscellaneous Credits	-\$274.26
Credit Balance After Payments and Credits	-\$268.00
Current Month's Charges	\$10,893.09

Amount Due by November 17, 2025 **\$10,625.09**

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

**2,423
KWH**



Scan here to interact with your bill online.

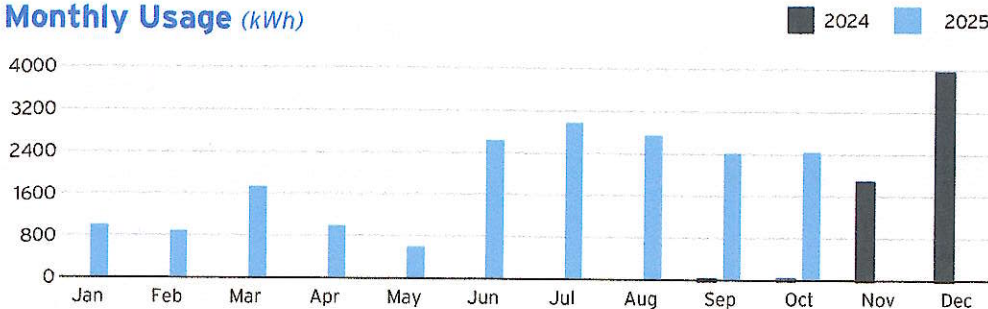


DOWNED IS DANGEROUS!

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.

Account #: 321000026104

Due Date: November 17, 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: \$10,625.09

Payment Amount: \$ _____

700750003645

Your account will be
drafted on November 17, 2025

00000014 FTECO511032523074910 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 →

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.

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	10/06/2025	32,444		30,021		2,423 kWh	1	31 Days	\$396.47
									<input checked="" type="checkbox"/> 0.5%

Total Current Month's Charges**\$10,893.09**



Sub-Account #: 211026770647
Statement Date: 10/29/2025

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

Service Period: 09/06/2025 - 10/06/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	171 kWh @ \$0.03412/kWh	\$5.83
Fixture & Maintenance Charge	9 Fixtures	\$149.49
Lighting Pole / Wire	42 Poles	\$1189.44
Lighting Fuel Charge	171 kWh @ \$0.03363/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



Miscellaneous Credits

Deposit Refund - \$268.00

During our annual review of accounts, we found that your account is over-secured. We have credited a portion of your deposit to better reflect your typical usage.

Interest for Cash Security Deposit - \$6.26

Total Current Month's Credits

-\$274.26

Billing information continues on next page →




Sub-Account #: 221008266993
Statement Date: 10/29/2025

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

Service Period: 09/05/2025 - 10/03/2025

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: 10/29/2025

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

Service Period: 09/05/2025 - 10/03/2025

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: 10/29/2025

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

Service Period: 09/06/2025 - 10/06/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	270 kWh @ \$0.03412/kWh	\$9.21
Fixture & Maintenance Charge	10 Fixtures	\$211.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	270 kWh @ \$0.03363/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: 10/29/2025

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

Service Period: 09/05/2025 - 10/03/2025

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 →



Sub-Account #: 221008339766
Statement Date: 10/29/2025

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

Service Period: 09/05/2025 - 10/03/2025

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: 10/29/2025

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

Service Period: 09/06/2025 - 10/06/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	190 kWh @ \$0.03412/kWh	\$6.48
Fixture & Maintenance Charge	10 Fixtures	\$166.10
Lighting Pole / Wire	10 Poles	\$283.20
Lighting Fuel Charge	190 kWh @ \$0.03363/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 →



Sub-Account #: 221008348874
Statement Date: 10/29/2025

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

Service Period: 09/06/2025 - 10/06/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	608 kWh @ \$0.03412/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03363/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: 10/29/2025

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

Service Period: 09/06/2025 - 10/06/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	513 kWh @ \$0.03412/kWh	\$17.50
Fixture & Maintenance Charge	27 Fixtures	\$448.47
Lighting Pole / Wire	27 Poles	\$764.64
Lighting Fuel Charge	513 kWh @ \$0.03363/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: 10/29/2025

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Meter Read

Meter Location: IRRIGATION

Service Period: 09/06/2025 - 10/06/2025

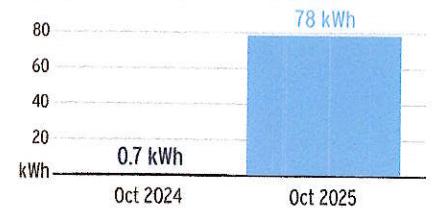
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861704	10/06/2025	32,444		30,021		2,423 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,423 kWh @ \$0.08641/kWh	\$209.37
Fuel Charge	2,423 kWh @ \$0.03391/kWh	\$82.16
Storm Protection Charge	2,423 kWh @ \$0.00577/kWh	\$13.98
Clean Energy Transition Mechanism	2,423 kWh @ \$0.00418/kWh	\$10.13
Storm Surcharge	2,423 kWh @ \$0.02121/kWh	\$51.39
Florida Gross Receipt Tax		\$9.91
Electric Service Cost		\$396.47

Avg kWh Used Per Day



Current Month's Electric Charges **\$396.47**

Total Current Month's Charges **\$10,893.09**

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BERRY BAY COMMUNITY DEVELOPMENT
DISTRICT
C/O MERITUS CORP
BERRY GROVE AND MARINE
WIMAUMA, FL 33598

Statement Date: November 12, 2025

Amount Due: \$512.68

Due Date: December 03, 2025

Account #: 221008963334

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

Account Summary

Current Service Period: October 07, 2025 - November 06, 2025

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

Current Month's Charges	\$512.68
-------------------------	----------

Amount Due by December 03, 2025	\$512.68
---------------------------------	----------

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



Scan here to view
your account online.



SAVE TIME AND GET BUSINESS DONE FASTER

Create an online account to manage
your service, pay bills, enroll in programs,
customize notifications and more.

Get details at TampaElectric.com/YourWay.

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 #: 221008963334

Due Date: December 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$512.68

Payment Amount: \$ _____

605088300692

Your account will be
drafted on December 03, 2025

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

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

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



Service For:
BERRY GROVE AND MARINE
WIMAUMA, FL 33598

Account #: 221008963334
Statement Date: November 12, 2025
Charges Due: December 03, 2025

Service Period: Oct 07, 2025 - Nov 06, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 31 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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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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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
BERRY BAY PH 3 JUNIPER COVE
WIMAUMA, FL 33598

Statement Date: November 12, 2025

Amount Due: \$1,444.82

Due Date: December 03, 2025

Account #: 221008993802

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

Account Summary

Current Service Period: October 07, 2025 - November 06, 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 December 03, 2025 \$1,444.82

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



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your account online.



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customize notifications and more.

Get details at TampaElectric.com/YourWay.

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 #: 221008993802

Due Date: December 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,444.82

Payment Amount: \$ _____

605088300694

Your account will be
drafted on December 03, 2025

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

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

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



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

Account #: 221008993802
Statement Date: November 12, 2025
Charges Due: December 03, 2025

Service Period: Oct 07, 2025 - Nov 06, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 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

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

00000040-0000361-Page 28 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

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In-Person

Find list of Payment Agents at TampaElectric.com



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

Statement Date: November 12, 2025

Amount Due: \$1,025.36

Due Date: December 03, 2025

Account #: 221008992960

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

Account Summary

Current Service Period: October 07, 2025 - November 06, 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 December 03, 2025	\$1,025.36
---------------------------------	------------

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



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your account online.



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customize notifications and more.

Get details at TampaElectric.com/YourWay.

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: December 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,025.36

Payment Amount: \$ _____

605088300693

Your account will be
drafted on December 03, 2025

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

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

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



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

Account #: 221008992960
Statement Date: November 12, 2025
Charges Due: December 03, 2025

Service Period: Oct 07, 2025 - Nov 06, 2025

Rate Schedule: Lighting Service

Charge Details

⚡

Electric Charges

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

Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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Ways To Pay Your Bill

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P.O. Box 31318
Tampa, FL 33631-3318
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Tampa Electric
P.O. Box 111
Tampa, FL 33601-0111
- 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**

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

Statement Date: November 12, 2025

Amount Due: \$139.82

Due Date: December 03, 2025

Account #: 211032420294

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

Account Summary

Current Service Period: October 07, 2025 - November 06, 2025

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

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

Amount Due by December 03, 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.



SAVE TIME AND GET BUSINESS DONE FASTER

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Get details at TampaElectric.com/YourWay.

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 #: 211032420294

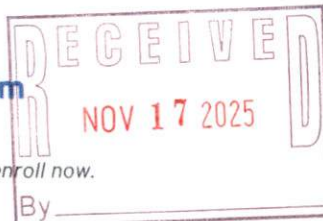
Due Date: December 03, 2025



Pay your bill online at TampaElectric.com

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

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



Amount Due: \$139.82

Payment Amount: \$ _____

684717600909

Your account will be drafted on December 03, 2025

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

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

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



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

Account #: 211032420294
Statement Date: November 12, 2025
Charges Due: December 03, 2025

Service Period: Oct 07, 2025 - Nov 06, 2025

Rate Schedule: Lighting Service

Charge Details

Important Messages

Quarterly Fuel Source Update

Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.



Electric Charges

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

00000040-0000949-Page 4 of 34

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

Ways To Pay Your Bill



Bank Draft

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In-Person

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Mail A Check

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TECO
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Credit or Debit Card

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



Phone

Toll Free:
866-689-6469

All Other

Correspondences:
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Tampa, FL 33601-0111

Contact Us

Online:

TampaElectric.com

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

Hearing Impaired/TTY:

7-1-1

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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

Statement Date: November 12, 2025

Amount Due: \$20.34

Due Date: December 03, 2025

Account #: 221008882187

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

Account Summary

Current Service Period: October 07, 2025 - November 06, 2025

Previous Amount Due \$25.76

Payment(s) Received Since Last Statement -\$25.76

Current Month's Charges \$20.34

Amount Due by December 03, 2025 \$20.34

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

Your Energy Insight

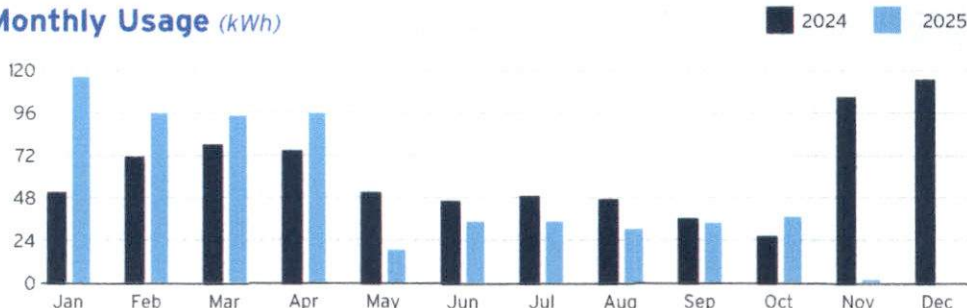
Your average daily kWh used was **96.67% lower** than the same period last year.

Your average daily kWh used was **90% lower** than it was in your previous period.



Scan here to view your account online.

Monthly Usage (kWh)



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



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

Account #: 221008882187

Due Date: December 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$20.34

Payment Amount: \$ _____

605088300690

Your account will be drafted on December 03, 2025

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

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

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



Service For:
4812 BERRY GROVE BLVD
WIMAUMA, FL 33598

Account #: 221008882187
Statement Date: November 12, 2025
Charges Due: December 03, 2025

Meter Read

Meter Location: ENTRY MONUMENT
Service Period: Oct 07, 2025 - Nov 06, 2025 Rate Schedule: General Service - Non Demand

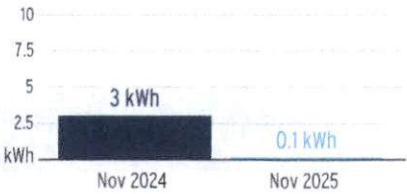
Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000251621	11/06/2025	1,971	1,969	2 kWh	1	31 Days

Charge Details

	Electric Charges		
	Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
	Energy Charge	2 kWh @ \$0.08641/kWh	\$0.17
	Fuel Charge	2 kWh @ \$0.03391/kWh	\$0.07
	Storm Protection Charge	2 kWh @ \$0.00577/kWh	\$0.01
	Clean Energy Transition Mechanism	2 kWh @ \$0.00418/kWh	\$0.01
	Storm Surcharge	2 kWh @ \$0.02121/kWh	\$0.04
	Florida Gross Receipt Tax		\$0.51
	Electric Service Cost		\$20.34

Total Current Month's Charges \$20.34

Avg kWh Used Per Day



Important Messages

Quarterly Fuel Source Update
Tampa Electric's diverse fuel mix for the 12-month period ending September 2025 includes 78% natural gas, 12% purchased power, 10% solar and 0% coal.

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888-223-0800 (All Other Counties)

Hearing Impaired/TTY:
7-1-1

Power Outage:
877-588-1010

Energy-Saving Programs:
813-275-3909

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

Statement Date: November 12, 2025

Amount Due: \$1,312.30

Due Date: December 03, 2025

Account #: 221008893150

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

Account Summary

Current Service Period: October 07, 2025 - November 06, 2025

Previous Amount Due	\$1,429.64
Payment(s) Received Since Last Statement	-\$1,429.64

Current Month's Charges	\$1,312.30
-------------------------	------------

Amount Due by December 03, 2025	\$1,312.30
---------------------------------	------------

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

Your Energy Insight



Your average daily kWh used was **118.92% higher** than the same period last year.



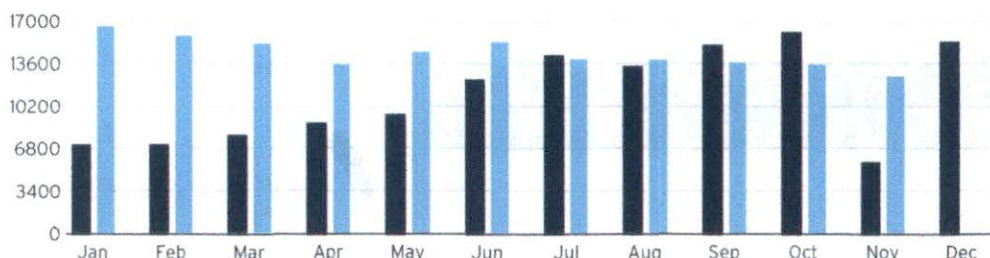
Your peak billing demand was **4% higher** than the same period last year.



Scan here to view your account online.

Monthly Usage (kWh)

2024 2025



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 #: 221008893150

Due Date: December 03, 2025



Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,312.30

Payment Amount: \$ _____

605088300691

Your account will be
drafted on December 03, 2025

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

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

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



Service For:
5380 NIGHT TIDE LN
WIMAUMA, FL 33598

Account #: 221008893150
Statement Date: November 12, 2025
Charges Due: December 03, 2025

Meter Read

Service Period: Oct 07, 2025 - Nov 06, 2025 Rate Schedule: General Service Demand - Standard

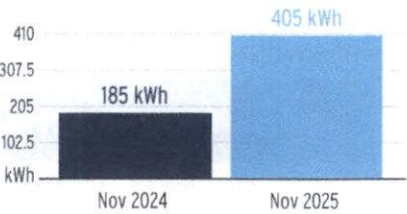
Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000758597	11/06/2025	86,603	74,056	12,547 kWh	1	31 Days
1000758597	11/06/2025	26	0	26 kW	1	31 Days

Charge Details

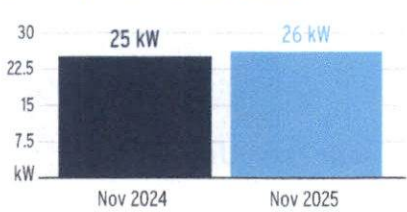
	Electric Charges		
	Daily Basic Service Charge	31 days @ \$1.06000	\$32.86
	Billing Demand Charge	26 kW @ \$18.07000/kW	\$469.82
	Energy Charge	12,547 kWh @ \$0.00773/kWh	\$96.99
	Fuel Charge	12,547 kWh @ \$0.03391/kWh	\$425.47
	Capacity Charge	26 kW @ \$0.30000/kW	\$7.80
	Storm Protection Charge	26 kW @ \$2.08000/kW	\$54.08
	Energy Conservation Charge	26 kW @ \$0.93000/kW	\$24.18
	Environmental Cost Recovery	12,547 kWh @ \$0.00068/kWh	\$8.53
	Clean Energy Transition Mechanism	26 kW @ \$1.15000/kW	\$29.90
	Storm Surcharge	12,547 kWh @ \$0.01035/kWh	\$129.86
	Florida Gross Receipt Tax		\$32.81
	Electric Service Cost		\$1,312.30

Total Current Month's Charges **\$1,312.30**

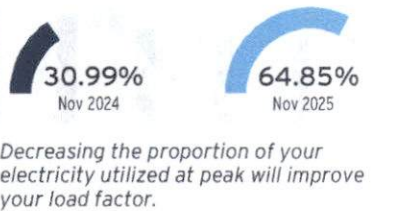
Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

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P.O. Box 31318
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P.O. Box 111
Tampa, FL 33601-0111
- 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**

Contact Us

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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: November 06, 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		

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

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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

PO Box 812681
Boca Raton, FL 33481 US
+1 3059034654
accounting@dtsmuni.com



BILL TO
Inframark
CDD:
Berry Bay Community Development District

INVOICE	1461
DATE	10/24/2025

BOND SERIES		
2021 (Assessment Area One)	2023 (Assessment Area Two)	2024 (Assessment Area Three)
...	

DESCRIPTION	AMOUNT
DTS MUNI – CDA SaaS, 1 Year Subscription, Year 2026 Continuing Disclosures - Special Assessment Rev Bonds	5,000.00

Wire: City National Bank of Florida
ABA/Routing- 066004367
Account #- 30000615862
Account Name-Disclosure Technology Services LLC

BALANCE DUE	\$5,000.00
-------------	-------------------

Checks: Disclosure Technology Services, LLC
PO Box 812681
Boca Raton, FL 33481

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: November 06, 2025

	Name	In Attendance Please X	Paid
1	Carlos de la Ossa	X	\$200
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for
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The supervisors present at the above referenced meeting should be compensated accordingly

Approved for payment:

Jayna Cooper
District Manager Signature

November 06, 2025
Date

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



BERRY BAY COMMUNITY DEVELOPMENT DIS
Business Visa

Account summary

Previous balance		\$111.89
Payments & other credits	-	\$111.89
Purchases & other charges	-	\$569.13
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$569.13

Credit limit	\$10,000.00
Available credit	\$9,430.87
Available for cash advance	\$0.00
Statement closing date	11/02/2025
Days in billing cycle	31

Questions?



Visit
truist.com



Call
844-4TRUIST
(844-487-8478)



International
collect
910-914-8250



Write
TRUIST CARD SERVICES
PO BOX 200
WILSON, NC 27894-0200

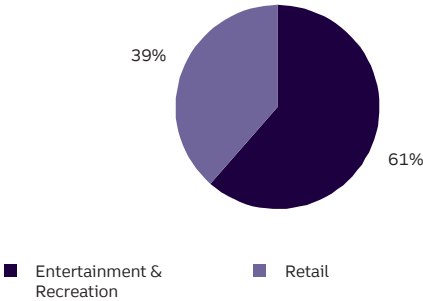


Page 1 of 4
Billing cycle 10/03/25 - 11/02/25
Account number ending in 1411

Payment information

New balance	\$569.13
Minimum payment due	\$20.00
Payment due date	11/27/25

Spending this cycle



Important information

If you or other cardholders on your account elect to set-up fixed recurring payment amounts, you must ensure that the fixed payment(s) cover at least the Minimum Payment Due for each billing cycle. Failing to pay at least the Minimum Payment Due by the payment due date may result in the assessment of late payment fees.

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
-----------	-----------	------------------	-------------------------	--------

BERRY BAY COMMUNITY DEVELOPMENT DIS Account number ending in 1411 Total: **-\$111.89**

Please detach bottom portion and submit with payment using enclosed envelope.

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

480000502208700000000000000020000000000056913

BERRY BAY COMMUNITY DEVELOPMENT DIS
ERIC DAVIDSON
2005 PAN AM CIR STE 300
TAMPA FL 33607-6008

Account number ending in	1411
Statement closing date	11/02/25
New balance	\$569.13
Minimum payment due	\$20.00
Payment due Date	11/27/25
Amount enclosed	\$

Pay online at: TRUIST.COM
Pay by phone: 844-487-8478
Make checks payable to: TRUIST BANK

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



Important contact details

Lost/Stolen Card? Please call us immediately at 844-487-8478 to report any loss, theft, or suspected or actual Unauthorized Use of Card or Account.

Address Change? Call us at 844-487-8478

Making payments

You must pay the Minimum Payment each month by the Payment Due Date. You may make payments on the Account in any of the following ways:

- At any Truist branch during normal business hours.
- By calling the Truist Contact Center at 844-4TRUIST (844-487-8478).
- By using Truist Online Banking.
- By mail at the address listed on the payment coupon on the front of this statement - please allow at least five (5) business days for delivery.

Payments that Truist receives prior to midnight ET through Truist Online Banking, a Truist branch, or by phone or mail at the address shown on the front of your statement will be credited as of the date received.

Any failure to comply with the following instructions may cause your payment to be delayed. This delay may result in additional charges and possible suspension/closure (or all of these) of the Account.

- Payment must be in U.S. dollars, but not in cash unless the payment is made at a Truist branch.
- Payment must come from a U.S. deposit account or cashier's check drawn on a U.S. financial institution.
- Payment must not include restrictive language (e.g., "payment in full") or other language attached to the payment; Truist may accept any payment with restrictive language without losing our rights.
- Payment cannot come from a credit account that Truist provides you (e.g., a Convenience Check, Cash Advance, or Balance Transfer made on this Account).
- Payment in a paper form (such as a check, money order, or cashier's check) must include the payment coupon from the Statement or have the Account number (or Cardholder Account number, if applicable) written on the payment.

Authorization to convert your check to an electronic transfer debit

When you provide a check as payment, you authorize us to use information from your check to make a one-time electronic fund transfer from your account. In certain circumstances, such as for technical or processing reasons, we may process your payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.

Calculating interest charges

To calculate the Average Daily Balance on your Account: Truist adds the outstanding daily Balance (including new Transactions) and periodic interest charges, fees, and unpaid interest charges while deducting payments and credits; this is done for each Transaction type (e.g., Purchases, Balance Transfers, Cash Advances) for each day in the Billing Cycle.

We may make additional adjustments, as appropriate, subject to applicable law (e.g., when a Transaction is disputed). This gives us the daily Balance for each Transaction type. Truist then adds all of the daily Balances for each separate Transaction type on the Account for each day of the Billing Cycle and divides that total amount by the number of days in the Billing Cycle. This results in the Average Daily Balance for each Transaction type for the Billing Cycle. This amount(s) appears on the reverse side in the column headed "Balance Subject to Interest Rate".

To calculate the Finance Charges on your Account: Truist first determines the Daily Periodic Rate (DPR) for each Transaction type by taking the applicable APR and dividing it by 365 (366 days during leap year). Truist then multiplies the Average Daily Balance for each Transaction type by the number of days in the Billing Cycle and the resulting figure by the DPR for that Transaction type (Average Daily Balance x # of days in Billing Cycle x DPR). We then total all of the interest charges for each Transaction type. This is the total interest charge for the Billing Cycle.

If you see an error on your statement or wish to dispute a charge

If you see an error, wish to dispute a charge, or if you need more information about a transaction on your bill, write us at Truist Bank, P.O. Box 819, Wilson, NC 27894-0819. Your dispute must be submitted no later than 60 days after we sent you the first bill on which the error or problem appeared. You may also submit a dispute by calling 844-4TRUIST (844-487-8478).

In your letter, give us the following information:

- Account Information: Your name and account number
- Dollar Amount: The dollar amount of the suspected error.
- Description of Problem: If you think there is an error on your bill, describe what you believe is wrong and why you believe it is a mistake.

You do not have to pay any amount in question while we are investigating, but you are still obligated to pay the parts of your bill that are not in question. While we investigate your question, we cannot report you as delinquent or take any action to collect the amount you question.

Sharing of information

Truist may, to the extent and in the manner permitted by applicable law, communicate information about Truist's experiences and Transactions with you to credit bureaus, Truist's affiliates, and others who may properly receive that information. Truist only reports Business Credit to Business Bureaus. A complete copy of the Truist Privacy Policy is available at Truist.com or by calling 844-4TRUIST (844-487-8478).

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BERRY BAY COMMUNITY DEVELOPMENT DIS

Business Visa

Page 3 of 4

Billing cycle 10/03/25 - 11/02/25

Account number ending in 1411

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
10/27	10/27	0625102702631299	PAYMENTS - THANK YOU	-\$111.89

Cardholder activity

Total cardholder new activity: \$569.13

Tran date	Post date	Reference number	Transaction description	Amount
BROOKE CHAPMAN		Account number ending in 0774		Total: \$569.13
10/08	10/09	24692165281106379247843	AMAZON MKTPL*NF1083MD0 Amzn.com/billWA	\$84.45
10/09	10/10	24692165282107666246539	AMAZON MKTPL*NF6OZ9K00 Amzn.com/billWA	\$101.93
10/10	10/10	24011345283100022882106	AMAZON RETA* NF90037T0 WWW.AMAZON.COWA	\$32.75
10/24	10/26	24692165297101498681214	SQ *WAGNER EVENTS gosq.com FL	\$350.00

Interest charge calculation

Your **Annual Percentage Rate (APR)** is the annual interest rate on your account.

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	22.99% (V)	0.06299% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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Enjoy quicker access to your monthly statements - viewable anytime, anywhere. Enroll today at [Truist.com](https://truist.com).

Set up automatic payments

Automatically pay your full statement balance, minimum payment or a set amount each each month. Sign in to Truist online banking to set up recurring payments today.

Berry Bay receipts from Brooke Chapman



Final Details for Order #113-5236046-9687448

Order Placed: September 26, 2025

Amazon.com order number: 113-5236046-9687448

Order Total: \$25.99

Shipped on September 27, 2025	
Items Ordered	Price
1 of: Vewaci Wall Safe Key Lock Box, 12 Digit Combination Lock Box for Keys with Resttable Code, Large Capacity & Weatherp roof Outdoor Lockbox, Spare Key Safe Storage Lock Box for Home, Office, Garage Sold by: Vewaci Official-US (seller profile) Condition: New	\$25.99
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 ----- Total before tax: \$25.99 Sales Tax: \$0.00 -----
Shipping Speed: Delivery in fewer trips to your address	Total for This Shipment: \$25.99 -----

Payment information	
Payment Method: Visa Last digits: 0774	Item(s) Subtotal: \$25.99 Shipping & Handling: \$0.00 -----
Billing address Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Total before tax: \$25.99 Estimated Tax: \$0.00 ----- Grand Total: \$25.99
Credit Card transactions	Visa ending in 0774: September 27, 2025: \$25.99

To view the status of your order, return to [Order Summary](#).

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Final Details for Order #113-5755037-4133851

Order Placed: September 26, 2025
Amazon.com order number: 113-5755037-4133851
Order Total: **\$35.90**

Shipped on September 26, 2025	
Items Ordered	Price
1 of: NEOTRIL Safety Work Gloves MicroFoam Nitrile Coated-3 Pairs, Seamless Knit Nylon Bulk Pack Working Gloves with Grip for Men Women Light Duty Work, Automotive, Warehouse (Gray,M) Sold by: Neotril usa (seller profile) Condition: New	\$9.98
2 of: Tcyoatoo Cable Locks with Combination, 23-3/5 Inch Length Steel Cable Rope 4-Digit Combination Lock with Resettable Code for Bikes, Lockers, File Cabinets, Wardrobes, Small Fences (Black) Sold by: Tcyoatoo (seller profile) Business Price Condition: New	\$13.29
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$36.56 Shipping & Handling: \$2.99 Free Shipping: -\$2.99 Your Coupon Savings: -\$0.66 -----
Shipping Speed: Rush Shipping	Total before tax: \$35.90 Sales Tax: \$0.00 -----
	Total for This Shipment: \$35.90 -----
Payment information	
Payment Method: Visa Last digits: 0774	Item(s) Subtotal: \$36.56 Shipping & Handling: \$2.99 Promotion applied: -\$3.65 -----
Billing address Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Total before tax: \$35.90 Estimated Tax: \$0.00 -----
	Grand Total: \$35.90 -----
Credit Card transactions	Visa ending in 0774: September 26, 2025: \$35.90

To view the status of your order, return to [Order Summary](#).

Wagner Events – Oct 23, 2025 – Berry Bay Fall Event



Wagner Events

907 N. Wilder Road
Plant City, FL 33566
TIN: 27-2286413

Phone # 813-381-6586

lorrin@wagnerevents.com

www.wagnerevents.com

Invoice

Date	Invoice #
9/11/2025	1657

Bill To
Brooke Chapman

Terms	Entertainer
Due on receipt	LW

Quantity	Description	Rate	Amount
3	Professional Airbrush Face Painting Services. Add On Professional Balloon Twisting	116.66667 50.00	350.00 50.00

Event Location:	Event Date:	Artist Time	Total
Berry Bay 5380 Night Tide Ln. Wimauma, FL 33598 USA	10/23/2025	4:00-7:00pm	\$400.00
			Balance Due \$400.00



Your payment is confirmed!

A receipt has been sent to the email address provided. Please keep it for your records.

SUMMARY

Deposit For Party	\$50.00
-------------------	---------

Subtotal	\$50.00
----------	---------

Order Total	\$50.00
--------------------	----------------

Wagner Events



Your payment is confirmed!

SUMMARY

Brooke Chapman \$350.00

Subtotal \$350.00

Order Total \$350.00

VISA ending in 0774

Brooke Chapman
brooke.chapman@inframark.com
+1 813-334-5882



Final Details for Order #113-6361861-3421004

Order Placed: October 7, 2025

Amazon.com order number: 113-6361861-3421004

Order Total: \$84.45

Shipped on October 8, 2025	
Items Ordered	Price
1 of: 2-in-1 Giant Bean Bag Toss & Large Tic Tac Toe Outdoor Games for Kids Adults-4.5ft Giant Outside Lawn Yard Camping Field Day Games for Kid Family-Backyard Fun Carnival Beach Picnic Party Outdoor Game Sold by: WYRJYB US (seller profile) Condition: New	\$22.07
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$22.07 Shipping & Handling: \$1.00 Free Shipping: -\$1.00 ----- Total before tax: \$22.07 Sales Tax: \$0.00 ----- Total for This Shipment: \$22.07 -----
Shipping Speed: Rush Shipping	

Shipped on October 8, 2025	
Items Ordered	Price
1 of: 53PCS Outdoor Lawn Carnival Games Bean Bags Ring Toss Set Potato Sack Race Bags Egg and Spoon Race Party for Kid Adult F Family Birthday Party Family Reunion Outside Field Day Easter Games Sold by: RedlioSports (seller profile) Condition: New	\$30.39
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$30.39 Shipping & Handling: \$0.99 Free Shipping: -\$0.99 ----- Total before tax: \$30.39 Sales Tax: \$0.00 ----- Total for This Shipment: \$30.39 -----
Shipping Speed: Rush Shipping	

Shipped on October 8, 2025	
Items Ordered	Price
1 of: Megwoz Giant Tumble Tower Games for Kids and Adults 57 Blocks New Zealand Pine Wooden Blocks Stacking to Over 4.2FT Fami	\$31.99

ly Games for Indoors Outdoors Yard Games for Family Sold by: Megwoz Games (seller profile) Condition: New	
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Item(s) Subtotal: \$31.99 Shipping & Handling: \$1.00 Free Shipping: -\$1.00 ----- Total before tax: \$31.99 Sales Tax: \$0.00 ----- Total for This Shipment: \$31.99 -----
Shipping Speed: Rush Shipping	

Payment information	
Payment Method: Visa Last digits: 0774	Item(s) Subtotal: \$84.45
Billing address Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Shipping & Handling: \$2.99 Promotion applied: -\$2.99 ----- Total before tax: \$84.45 Estimated Tax: \$0.00 ----- Grand Total: \$84.45
Credit Card transactions	Visa ending in 0774: October 8, 2025: \$84.45

To view the status of your order, return to [Order Summary](#).

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Details for Order #113-9051942-3913055

Order Placed: October 7, 2025

Amazon.com order number: 113-9051942-3913055

Order Total: \$101.93

Not Yet Shipped	
Items Ordered	Price
1 of: SWOOC Games - Rustic Ring Toss Game (All Weather) - Easy Setup & Extra Games Included - Outdoor Ring Toss Game for Adults and Kids - Yard Activity For Adults - Oversized Lawn Activity - Rope Throw Set Sold by: SWOOC Games (seller profile) Business Price Condition: New	\$35.95
1 of: JOYIN Red Arcade Basketball Game Set, Indoor Basketball Hoop for Kids 3 to 12 Years Old, Easy Set Up Sports Toy with 4 Balls, Gifts for Boys and Girls Sold by: JoyinDirect (seller profile) Condition: New	\$37.99
1 of: NUOERSAI Limbo Game for Kids and Adults, Indoor/Outdoor Limbo Set Party Games Backyard Carnival Games for Family, Beach Lawn Games Camping Luau Birthday Game with Carry Bag Sold by: NUOERSAI (seller profile) Condition: New	\$27.99
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	
Shipping Speed: Delivery in fewer trips to your address	
Payment information	
Payment Method: Visa Last digits: 0774	Item(s) Subtotal: \$101.93 Shipping & Handling: \$0.00 -----
Billing address Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	Total before tax: \$101.93 Estimated Tax: \$0.00 ----- Grand Total: \$101.93



Details for Order #113-1655318-5591423

Order Placed: October 7, 2025

Amazon.com order number: 113-1655318-5591423

Order Total: \$32.75

Not Yet Shipped	
Items Ordered	Price
1 Of: GoSports Indoor/Outdoor Ladder Toss Game Set with 6 Rubber Bolas, Carrying Case and Score Trackers Sold by: Amazon.com Condition: New	\$32.75
Shipping Address: Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	
Shipping Speed: Delivery in fewer trips to your address	
Payment information	
Payment Method: Visa Last digits: 0774	Item(s) Subtotal: \$32.75 Shipping & Handling: \$0.00
Billing address Brooke Chapman 11437 GREEN HARVEST DR RIVERVIEW, FL 33578-6178 United States	----- Total before tax: \$32.75 Estimated Tax: \$0.00 ----- Grand Total: \$32.75

To view the status of your order, return to [Order Summary](#).

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Wagner Events



Your payment is confirmed!

SUMMARY

Brooke Chapman	\$350.00
----------------	----------

Subtotal	\$350.00
----------	----------

Order Total	\$350.00
--------------------	-----------------

VISA ending in 0774

Brooke Chapman
brooke.chapman@inframark.com
+1 813-334-5882

Berry Bay CDD
DISTRICT CHECK REQUEST

Today's Date	<u>11/3/2025</u>
Check Amount	<u>\$6,499.44</u>
Payable To	<u>Berry Bay CDD</u>
Check Description	<u>2021 DS 11/3</u>
Post to	<u>202.103200</u>
Check Amount	<u>\$2,912.70</u>
Check Description	<u>2023 DS 11/3</u>
Post to	<u>203.103200</u>

Nancy

Authorization

DM	_____		
Fund	<u>001</u>	_____	
G/L	<u>20702</u>	_____	
Object Code	_____		
Chk	#	_____	Date _____

BERRY BAY CDD

TAX REVENUE RECEIPTS AND TRANSFER SCHEDULE FISCAL YEAR 2026, TAX YEAR 2025

	Dollar Amounts	Fiscal Year 2026 Percentages		
Net O&M	1,219,769.08	45.83%	0.458300	
Net 2021 DS	995,377.48	37.40%	0.374000	1%
Net 2023 DS	446,075.00	16.76%	0.167600	
Net Total	2,661,221.55	100.00%	1.000000	

Date Received	Amount Received	45.83%	37.40%	16.76%	Proof
		Raw Numbers Operations Revenue, Occupied Units	Raw Numbers 2021 Debt Service Revenue	Raw Numbers 2023 Debt Service Revenue	
11/3/2025	17,376.78	7,964.64	6,499.44	2,912.70	-
		-	-	-	-
		-	-	-	-
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		-	-	-	-
		-	-	-	-
TOTAL	17,376.78	7,964.64	6,499.44	2,912.70	-
Net Total on Roll	2,661,221.55				
Collection Surplus / (Deficit)	(2,643,844.77)				



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



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

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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.

7 . Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



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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.



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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.
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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.
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BILL TO

Inframark - Berry Bay CDD

Jayna Cooper
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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](#)



link.waveapps.com/2d7qau-um4r8m

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

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Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
November 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 November 30, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL									TOTAL
	GENERAL FUND	SERIES 2021	SERIES 2023	SERIES 2024	SERIES 2021	SERIES 2023	SERIES 2024	GENERAL	LONG-TERM	
		DEBT SERVICE FUND	DEBT SERVICE FUND	DEBT SERVICE FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	CAPITAL PROJECTS FUND	FIXED ASSETS ACCOUNT GROUP FUND	DEBT ACCOUNT GROUP FUND	
ASSETS										
Cash - Operating Account	\$ 183,372	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 183,372
Accounts Receivable - Off Roll Billing	-	-	162,285	-	-	-	-	-	-	162,285
Due From Other Funds	-	63,036	-	-	-	-	-	-	-	63,036
Investments:										
Acquisition & Construction Account	-	-	-	-	20,645	24	117,218	-	-	137,887
Construction Fund Custody	-	-	-	-	73,417	-	-	-	-	73,417
Reserve Fund	-	497,689	223,038	81,233	-	-	-	-	-	801,960
Revenue Fund	-	115,737	115,783	2,086	-	-	-	-	-	233,606
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	\$ 183,372	\$ 676,462	\$ 501,106	\$ 83,319	\$ 94,062	\$ 24	\$ 117,218	\$ 26,031,253	\$ 22,510,000	\$ 50,196,816
LIABILITIES										
Accounts Payable	\$ 102,152	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 102,152
Bonds Payable	-	-	-	-	-	-	-	-	16,265,000	16,265,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,245,000	6,245,000
Due To Other Funds	45,381	-	16,091	-	1,564	-	-	-	-	63,036
TOTAL LIABILITIES	147,533	-	16,091	-	1,564	-	-	-	22,510,000	22,675,188
FUND BALANCES										
Restricted for:										
Debt Service	-	676,462	485,015	83,319	-	-	-	-	-	1,244,796
Capital Projects	-	-	-	-	92,498	24	117,218	-	-	209,740
Unassigned:	35,839	-	-	-	-	-	-	26,031,253	-	26,067,092
TOTAL FUND BALANCES	35,839	676,462	485,015	83,319	92,498	24	117,218	26,031,253	-	27,521,628
TOTAL LIABILITIES & FUND BALANCES	\$ 183,372	\$ 676,462	\$ 501,106	\$ 83,319	\$ 94,062	\$ 24	\$ 117,218	\$ 26,031,253	\$ 22,510,000	\$ 50,196,816

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

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 552	\$ 552	0.00%
Rental Income	-	400	400	0.00%
Fence Easement	-	150	150	0.00%
Special Assmnts- Tax Collector	862,833	48,749	(814,084)	5.65%
Special Assmnts- CDD Collected	487,180	127	(487,053)	0.03%
Other Miscellaneous Revenues	-	125	125	0.00%
TOTAL REVENUES	1,350,013	50,103	(1,299,910)	3.71%

EXPENDITURES

Administration

Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Info Technology	-	300	(300)	0.00%
ProfServ-Recording Secretary	-	1,325	(1,325)	0.00%
Trustees Fees	4,100	-	4,100	0.00%
Field Management	12,000	2,667	9,333	22.23%
Assessment Roll	-	1,250	(1,250)	0.00%
Disclosure Report	11,400	6,900	4,500	60.53%
District Counsel	15,000	5,750	9,250	38.33%
District Engineer	12,000	-	12,000	0.00%
District Management	36,000	5,083	30,917	14.12%
Accounting Services	18,000	2,000	16,000	11.11%
Auditing Services	5,000	-	5,000	0.00%
Onsite Staff	70,000	11,667	58,333	16.67%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	49	201	19.60%
Insurance - General Liability	3,812	3,548	264	93.07%
Public Officials Insurance	3,620	2,939	681	81.19%
Insurance -Property & Casualty	33,411	3,344	30,067	10.01%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	-	2,500	0.00%
Mailings	2,500	-	2,500	0.00%
Bank Fees	250	494	(244)	197.60%
Website Admin Services	1,500	475	1,025	31.67%
Onsite Office Supplies	250	-	250	0.00%
Dues, Licenses & Fees	500	275	225	55.00%
Total Administration	248,093	49,666	198,427	20.02%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	220	980	18.33%
Water/Waste	3,000	657	2,343	21.90%
Electric Utility Services	40,000	3,178	36,822	7.95%
Street Lights	200,100	19,427	180,673	9.71%
Total Electric Utility Services	244,300	23,482	220,818	9.61%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	3,100	5,900	34.44%
Waterway Management	5,000	-	5,000	0.00%
Debris Cleanup	5,000	-	5,000	0.00%
Tree Trimming	10,000	-	10,000	0.00%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Landscape Maintenance	450,000	4,850	445,150	1.08%
Ditches R&M	12,000	-	12,000	0.00%
Landscaping - Plant Replacement Program	40,000	-	40,000	0.00%
Storm Cleanup	35,000	-	35,000	0.00%
Irrigation Maintenance	30,000	-	30,000	0.00%
Aquatics - Contract	33,600	2,687	30,913	8.00%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Landscaping - Soil Ammendment	30,000	-	30,000	0.00%
Total Other Physical Environment	717,600	10,637	706,963	1.48%
<u>Amenities</u>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Maintenance - Contract	24,000	4,060	19,940	16.92%
Janitorial - Contract	10,020	957	9,063	9.55%
Amenity Pest Control	1,800	420	1,380	23.33%
Janitorial - Supplies/Other	1,500	-	1,500	0.00%
Security Monitoring Services	6,000	975	5,025	16.25%
Garbage Dumpster - Rental/Collection	3,000	-	3,000	0.00%
Pool Treatments & Other R&M	3,500	1,500	2,000	42.86%
Entrance Monuments, Gates, Walls R&M	15,000	-	15,000	0.00%
Amenity Camera R&M	2,000	-	2,000	0.00%
Amenity R&M	10,000	-	10,000	0.00%
Sidewalk, Pavement, Signage R&M	2,000	-	2,000	0.00%
MISC Contingency	15,000	-	15,000	0.00%
Access Control R&M	5,000	-	5,000	0.00%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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
Holiday Decoration	10,000	3,010	6,990	30.10%
Community Events	10,000	681	9,319	6.81%
Dog Waste Station Service & Supplies	4,200	335	3,865	7.98%
Amenity Furniture R&M	5,000	-	5,000	0.00%
Total Amenities	<u>140,020</u>	<u>11,938</u>	<u>128,082</u>	<u>8.53%</u>
TOTAL EXPENDITURES	1,350,013	95,723	1,254,290	7.09%
Excess (deficiency) of revenues				
Over (under) expenditures	<u>-</u>	<u>(45,620)</u>	<u>(45,620)</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		81,459		
FUND BALANCE, ENDING		<u>\$ 35,839</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 5,689	\$ 5,689	0.00%
Special Assmnts- Tax Collector	995,377	39,781	(955,596)	4.00%
TOTAL REVENUES	995,377	45,470	(949,907)	4.57%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	390,000	-	390,000	0.00%
Interest Expense	606,944	303,472	303,472	50.00%
Total Debt Service	996,944	303,472	693,472	30.44%
TOTAL EXPENDITURES	996,944	303,472	693,472	30.44%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,567)	(258,002)	(256,435)	16464.71%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(1,557)	(1,557)	0.00%
Contribution to (Use of) Fund Balance	(1,567)	-	1,567	0.00%
TOTAL FINANCING SOURCES (USES)	(1,567)	(1,557)	10	99.36%
Net change in fund balance	\$ (1,567)	\$ (259,559)	\$ (254,858)	16564.07%
FUND BALANCE, BEGINNING (OCT 1, 2025)		936,021		
FUND BALANCE, ENDING		\$ 676,462		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 3,214	\$ 3,214	0.00%
Special Assmnts- Tax Collector	-	17,828	17,828	0.00%
Special Assmnts- CDD Collected	446,075	162,285	(283,790)	36.38%
TOTAL REVENUES	446,075	183,327	(262,748)	41.10%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	100,000	-	100,000	0.00%
Interest Expense	347,100	173,550	173,550	50.00%
Total Debt Service	447,100	173,550	273,550	38.82%
TOTAL EXPENDITURES	447,100	173,550	273,550	38.82%
Excess (deficiency) of revenues				
Over (under) expenditures	(1,025)	9,777	10,802	-953.85%
<u>OTHER FINANCING SOURCES (USES)</u>				
Contribution to (Use of) Fund Balance	(1,025)	-	1,025	0.00%
TOTAL FINANCING SOURCES (USES)	(1,025)	-	1,025	0.00%
Net change in fund balance	\$ (1,025)	\$ 9,777	\$ 12,852	-953.85%
FUND BALANCE, BEGINNING (OCT 1, 2025)		475,238		
FUND BALANCE, ENDING		\$ 485,015		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 796	\$ 796	0.00%
Special Assmnts- CDD Collected	-	20,096	20,096	0.00%
TOTAL REVENUES	-	20,892	20,892	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	61,195	(61,195)	0.00%
Total Debt Service	-	61,195	(61,195)	0.00%
TOTAL EXPENDITURES	-	61,195	(61,195)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(40,303)	(40,303)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(515)	(515)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(515)	(515)	0.00%
Net change in fund balance	\$ -	\$ (40,818)	\$ (40,818)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		124,137		
FUND BALANCE, ENDING		\$ 83,319		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 613	\$ 613	0.00%
TOTAL REVENUES	-	613	613	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	613	613	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	1,557	1,557	0.00%
TOTAL FINANCING SOURCES (USES)	-	1,557	1,557	0.00%
Net change in fund balance	\$ -	\$ 2,170	\$ 2,170	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		90,328		
FUND BALANCE, ENDING		\$ 92,498		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		24		
FUND BALANCE, ENDING		<u>\$ 24</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending November 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	\$ -	\$ 737	\$ 737	0.00%
TOTAL REVENUES	-	737	737	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	737	737	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	515	515	0.00%
TOTAL FINANCING SOURCES (USES)	-	515	515	0.00%
Net change in fund balance	\$ -	\$ 1,252	\$ 1,252	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		115,966		
FUND BALANCE, ENDING		\$ 117,218		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 25_11

Statement Date 11/30/2025

G/L Account No. 101001 Balance	183,372.39	Statement Balance	187,827.71
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	187,827.71
Subtotal	183,372.39	Outstanding Checks	-4,455.32
Negative Adjustments	0.00	Ending Balance	183,372.39
Ending G/L Balance	183,372.39		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
09/11/2025	Payment	BD00036	Rental Income	Deposit No. BD00036	100.00	100.00	0.00
09/19/2025	Payment	BD00037	Rental Income	Deposit No. BD00037	100.00	100.00	0.00
			Other				
09/19/2025	Payment	BD00038	Miscellaneous Revenues	Deposit No. BD00038	25.00	25.00	0.00
			Special Assmnts-Tax Collector	Truist Bank	17,376.78	17,376.78	0.00
			Other				
11/03/2025		JE001018	Miscellaneous Revenues	Truist Bank	50.00	50.00	0.00
11/06/2025		JE001019	Rental Income	Truist Bank	100.00	100.00	0.00
11/14/2025		JE001020	Special Assmnts-Tax Collector	Truist Bank	13,780.11	13,780.11	0.00
11/07/2025		JE001064	Special Assmnts-Tax Collector	Truist Bank	40,695.15	40,695.15	0.00
11/14/2025		JE001065	Special Assmnts-Tax Collector	Truist Bank	34,506.31	34,506.31	0.00
11/21/2025		JE001066	Interest - Investments	Interest Earned	242.92	242.92	0.00
11/30/2025		JE001069					
Total Deposits					106,976.27	106,976.27	0.00
Checks							
							0.00
10/02/2025	Payment	913	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00	-200.00	0.00
10/02/2025	Payment	914	RYAN MOTKO	Check for Vendor V00024	-200.00	-200.00	0.00
10/21/2025	Payment	300067	TECO	Inv: 101025-221008963334	-512.68	-512.68	0.00
10/21/2025	Payment	300068	TECO	Inv: 101025-211032420294	-139.82	-139.82	0.00
10/21/2025	Payment	300069	TECO	Inv: 101025-221008992960	-1,025.36	-1,025.36	0.00
10/21/2025	Payment	300070	TECO	Inv: 101025-221008993802	-1,444.82	-1,444.82	0.00
10/21/2025	Payment	300071	TECO	Inv: 101025-221008893150	-1,429.64	-1,429.64	0.00
10/21/2025	Payment	300072	TECO	Inv: 101025-221008882187	-25.76	-25.76	0.00
10/24/2025	Payment	924	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,291.65	-1,291.65	0.00
10/30/2025	Payment	927	AQUATIC WEED CONTROL	Check for Vendor V00008	-2,967.00	-2,967.00	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 25_11

Statement Date

11/30/2025

10/30/2025	Payment	928	COASTAL FENCE SERVICES, LLC	Check for Vendor V00105	-2,048.00	-2,048.00	0.00
10/30/2025	Payment	930	SIGNAL 88 FRANCHISE GROUP, INC.	Check for Vendor V00101	-2,025.00	-2,025.00	0.00
10/30/2025	Payment	931	STRALEY ROBIN VERICKER	Check for Vendor V00011	-5,431.36	-5,431.36	0.00
11/10/2025	Payment	932	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00057	-2,060.00	-2,060.00	0.00
11/10/2025	Payment	933	CARLOS DE LA OSSA	Check for Vendor V00038	-200.00	-200.00	0.00
11/10/2025	Payment	934	DISCLOSURE TECHNOLOGY SERVICES, LLC	Check for Vendor V00070	-5,000.00	-5,000.00	0.00
11/10/2025	Payment	935	INFRAMARK LLC	Check for Vendor V00023	-12,750.87	-12,750.87	0.00
11/10/2025	Payment	936	JOBE PEST SERVICES	Check for Vendor V00075	-140.00	-140.00	0.00
11/10/2025	Payment	937	KELLY ANN EVANS	Check for Vendor V00019	-200.00	-200.00	0.00
11/10/2025	Payment	938	NICHOLAS J. DISTER	Check for Vendor V00016	-200.00	-200.00	0.00
11/10/2025	Payment	939	RYAN MOTKO	Check for Vendor V00024	-200.00	-200.00	0.00
11/10/2025	Payment	940	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
11/11/2025	Payment	941	BERRY BAY CDD	Check for Vendor V00022	-9,412.14	-9,412.14	0.00
11/12/2025	Payment	300074	TECO	Inv: 110325-321000026104	-10,625.09	-10,625.09	0.00
11/14/2025	Payment	300075	CHARTER COMMUNICATION S	Inv: 2748863103125	-110.00	-110.00	0.00
11/24/2025	Payment	300076	TRUIST - CC	Inv: 110225-1411	-569.13	-569.13	0.00
11/30/2025		JE001070	Bank Fees	Service Charges	-258.62	-258.62	0.00
09/19/2025		JE001071	Rental Income	reverse BD00037	-100.00	-100.00	0.00
09/11/2025		JE001072	Rental Income	reverse bd00036	-100.00	-100.00	0.00
09/19/2025		JE001073	Other Miscellaneous Revenues	reverse bd00038	-25.00	-25.00	0.00
Total Checks					-62,241.94	-62,241.94	0.00

Adjustments

Total Adjustments

Outstanding Checks

11/24/2025	Payment	300077	TECO	Inv: 111225-221008963334	-512.68
11/24/2025	Payment	300078	TECO	Inv: 111225-221008993802	-1,444.82
11/24/2025	Payment	300079	TECO	Inv: 111225-221008992960	-1,025.36
11/24/2025	Payment	300080	TECO	Inv: 111225-211032420294	-139.82
11/24/2025	Payment	300081	TECO	Inv: 111225-221008882187	-20.34
11/24/2025	Payment	300082	TECO	Inv: 111225-221008893150	-1,312.30
Total Outstanding Checks					-4,455.32

Outstanding Deposits

Total Outstanding Deposits

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 11/01/2025 to 11/30/2025

(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	300074	11/12/25	V00026	TECO	110325-321000026104	ELECTRIC 09/06/25-10/06/25	ELECTRIC	543041-53100	\$396.47
001	300074	11/12/25	V00026	TECO	110325-321000026104	ELECTRIC 09/06/25-10/06/25	Street lights	543062-53100	\$10,228.62
001	300075	11/14/25	V00059	CHARTER COMMUNICATIONS	2748863103125	10/31/25-11/30/25 INTERNET SVS	INTERNET SERVICES	541036-53908	\$110.00
001	300076	11/24/25	V00081	TRUIST - CC	110225-1411	10/03/25-11/02/25 PURCHASES	SPECIAL EVENTS	549410-57217	\$569.13
001	300077	11/24/25	V00026	TECO	111225-221008963334	ELECTRIC STREETLIGHTS 10/07/25-11/06/25	STREETLIGHTS	543062-53100	\$512.68
001	300078	11/24/25	V00026	TECO	111225-221008993802	ELECTRIC STREETLIGHTS 10/07/25-11/06/25	STREETLIGHTS	543062-53100	\$1,444.82
001	300079	11/24/25	V00026	TECO	111225-221008992960	ELECTRIC STREETLIGHTS 10/17/25-11/06/25	STREETLIGHTS	543062-53100	\$1,025.36
001	300080	11/24/25	V00026	TECO	111225-211032420294	ELECTRIC STREETLIGHTS 10/07/25-11/06/25	STREETLIGHTS	543062-53100	\$139.82
001	300081	11/24/25	V00026	TECO	111225-221008882187	ELECTRIC 10/07/25-11/06/25	ELECTRIC	543041-53100	\$20.34
001	300082	11/24/25	V00026	TECO	111225-221008893150	ELECTRIC 10/07/25-11/06/25	ELECTRIC	543041-53100	\$1,312.30
001	932	11/10/25	V00057	BLUE LIFE POOL SERVICE LLC	21170	NOV 25-POOL SERVICES	POOL CLEANING	531034-57217	\$2,060.00
001	933	11/10/25	V00038	CARLOS DE LA OSSA	CO-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	934	11/10/25	V00070	DISCLOSURE TECHNOLOGY SERVICES,LLC	1461	OCT 25- DTS - CDA SAAS 1YR SUPSCRIPTION	Disclosure Report	531142-51301	\$5,000.00
001	935	11/10/25	V00023	INFRAMARK LLC	160191	JUNE 2025-REPLACED INV 150731-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT SERVICES	532001-51301	\$1,000.00
001	935	11/10/25	V00023	INFRAMARK LLC	160191	JUNE 2025-REPLACED INV 150731-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT SERVICES	531016-53908	\$1,000.00
001	935	11/10/25	V00023	INFRAMARK LLC	160191	JUNE 2025-REPLACED INV 150731-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT SERVICES	534215-53908	\$5,166.67
001	935	11/10/25	V00023	INFRAMARK LLC	160191	JUNE 2025-REPLACED INV 150731-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT SERVICES	531142-51301	\$950.00
001	935	11/10/25	V00023	INFRAMARK LLC	160191	JUNE 2025-REPLACED INV 150731-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT SERVICES	531150-51301	\$3,000.00
001	935	11/10/25	V00023	INFRAMARK LLC	160191	JUNE 2025-REPLACED INV 150731-DISTRICT MANAGEMENT	DISTRICT MANAGEMENT SERVICES	549936-51301	\$125.00
001	935	11/10/25	V00023	INFRAMARK LLC	1163185	OCT 25-PRESSURE WASHING POOL DECK	GENERAL MAINTENANCE-PRESSURE WASH POOL DECK	546214-57217	\$1,500.00
001	935	11/10/25	V00023	INFRAMARK LLC	161762	SEPT 25-COPIES	COPIES	541024-51301	\$1.80
001	935	11/10/25	V00023	INFRAMARK LLC	161763	SEPT 25-POSTAGE	POSTAGE	541024-51301	\$7.40
001	936	11/10/25	V00075	JOBE PEST SERVICES	6064	OCT 25-PEST CONTROL	Amenity Pest Control	534181-57217	\$140.00
001	937	11/10/25	V00019	KELLY ANN EVANS	KE-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	938	11/10/25	V00016	NICHOLAS J. DISTER	ND-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	939	11/10/25	V00024	RYAN MOTKO	RM-110625	BOARD 11/06/25	Supervisor Fees	511100-51301	\$200.00
001	940	11/10/25	V00039	SWINE SOLUTIONS	659	OCT 25-MONTHLY TRAPPING SERVICES	TRAPPING FEE	531074-53908	\$1,550.00
Fund Total									\$38,060.41
SERIES 2021 DEBT SERVICE FUND - 202									
202	941	11/11/25	V00022	BERRY BAY CDD	11032025 -01	DS 11.03.2025	SERIES 2021 DS 11.03.2025	103200	\$6,499.44
Fund Total									\$6,499.44
SERIES 2023 DEBT SERVICE FUND - 203									
203	941	11/11/25	V00022	BERRY BAY CDD	11032025 -01	DS 11.03.2025	SERIES 2023 DS 11.03.2025	103200	\$2,912.70
Fund Total									\$2,912.70
Total Checks Paid									\$47,472.55

BLUE LIFE POOL SERVICE | CPC 1461225
PO Box 1628
Land O Lakes, FL 34639-1628
USA
+18135975009
accounts@bluelifepools.com
www.bluelifepools.com

Estimate



ADDRESS
BERRY BAY 5380 NIGHT TIDE LN WIMAUMA, FL 33598

ESTIMATE #	DATE	
5411	12/26/2025	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
SAFETY LIFE RING.	COMMERCIAL SAFETY LIFE RING COAST GUARD APPROVED.	2	145.00	290.00
THROW ROPE.	SAFETY THROW ROPE.	2	47.00	94.00
SUBTOTAL				384.00
TAX				0.00
TOTAL				\$384.00

Accepted By

Signed by:

1F3BE9E795D0415...

Accepted Date 1/2/2026



BERRY BAY CDD

DECEMBER FIELD INSPECTION- DOWN TO EARTH

Tuesday, December 23, 2025

Prepared For Board Of Supervisors

15 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

completed
not completed/no responses
scheduled/monitoring

Item 1-Berry Grove Blvd

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

Community Entrance – Berry Grove Blvd & US 301

Observations:

- Both sides of the entrance heading into the community are well maintained.
- Entrance monuments are clean and in good condition.
- Landscape beds surrounding the monuments are weed free.

Maintenance Items:

- Ornamental grasses need to be cut back, as flowers have died off.



Item 2- Berry Grove Blvd

Assigned To: Down To Earth

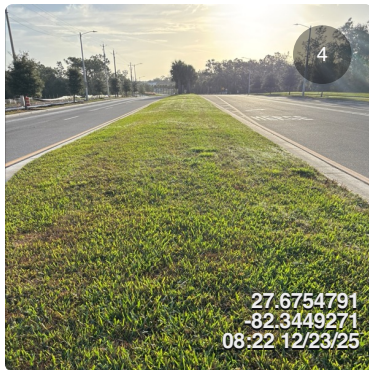
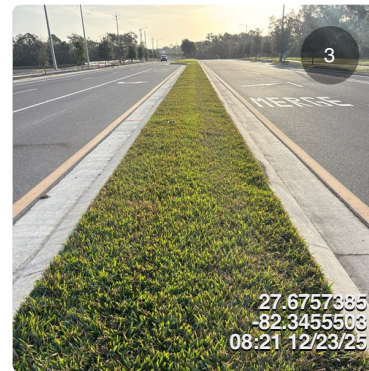
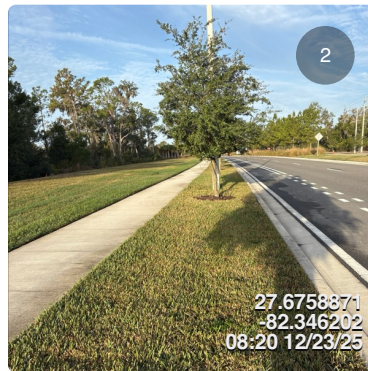
Turf Areas – Entrance of Berry Bay to Eagle Rock

Observations:

- Turf conditions from the entrance of Berry Bay up to Eagle Rock have shown improvement.
- Fertility applications have resulted in improved color and density in several areas.
- Some turf areas remain stressed, with yellowing still visible.

Maintenance Items:

- Turf fertility needs continued improvement in stressed areas to achieve consistent color and overall turf health.



Item 3- Berry Grove Blvd

Assigned To: Down To Earth

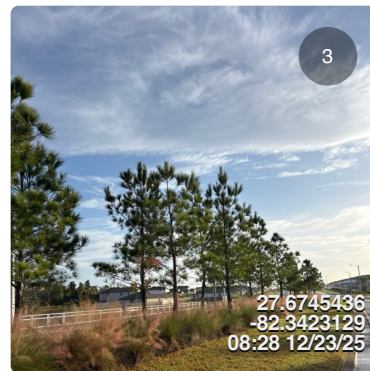
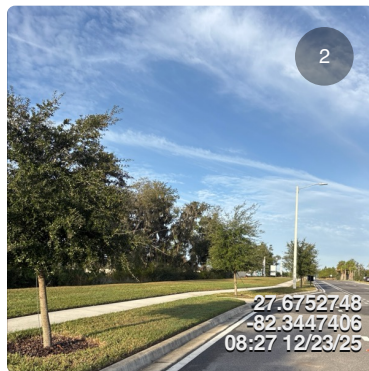
Tree and Plant Material – Entrance of Berry Bay to Eagle Rock

Observations:

- Sabal palms, oak trees, pine trees, and ornamental grasses from the entrance of Berry Bay up to Eagle Rock are green, healthy, and well maintained.
- No visible signs of stress, disease, or decline observed at the time of inspection.

Maintenance Items:

- None noted at this time.



Item 4- Berry Grove Blvd

Assigned To: Down To Earth

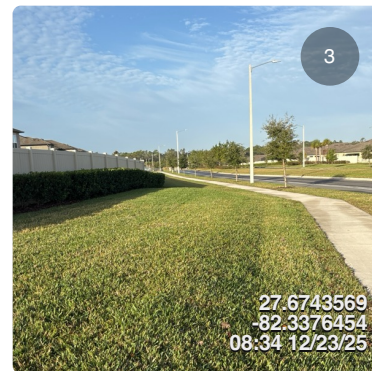
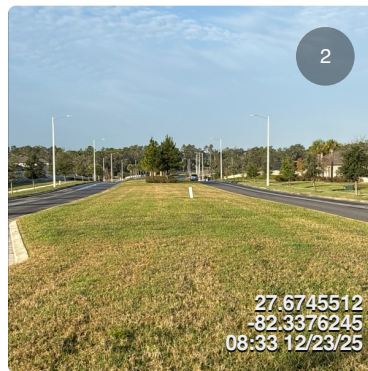
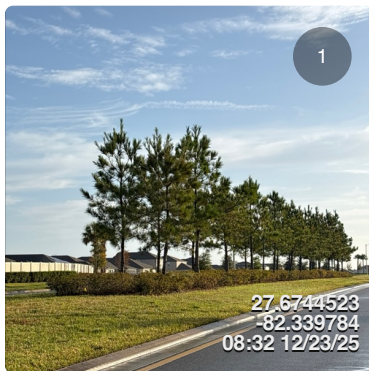
Turf Areas – Eagle Rock to Marine Grass

Observations:

- Turf from Eagle Rock to Marine Grass shows mixed conditions.
- Some areas continue to struggle and display stress.
- Other areas show improvement in color and density as a result of fertility applications.

Maintenance Items:

- Turf fertility needs continued improvement to achieve consistent turf quality throughout the area.



Item 5- Berry Grove Blvd & Juniper Cove

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

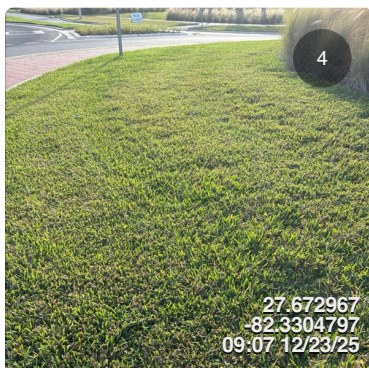
Turf Areas – Marine Grass to Berry Roundabout

Observations:

- Turf from Marine Grass to the Berry Roundabout shows areas that are green and responding to fertilizer applications.
- Fertility applications have resulted in improved turf color in multiple areas.
- **Some turf areas continue to show stress and need improvement.**

Maintenance Items:

- **Turf fertility needs continued improvement in stressed areas.**



Item 6- Berry Roundabout

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

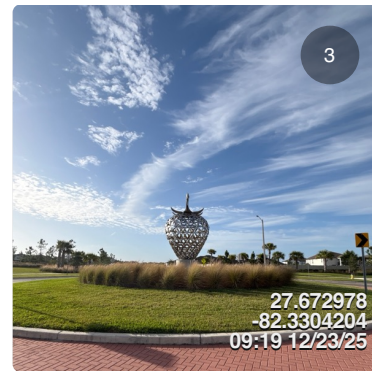
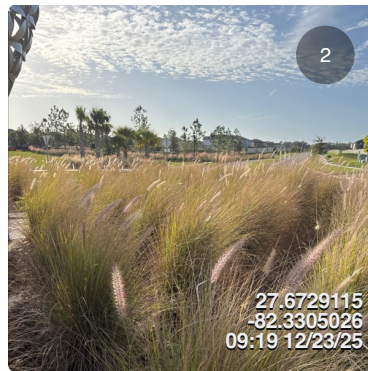
Berry Roundabout

Observations:

- Ornamental grasses need to be cut back, as flowers have died off.
- Turf surrounding the roundabout is green and healthy.
- The roundabout itself is well maintained.

Maintenance Items:

- Ornamental grasses need to be cut back.



Item 7- Clubhouse Turf Fertility

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

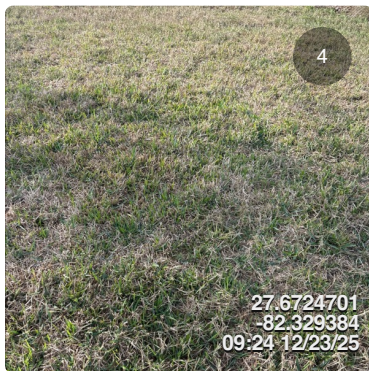
Turf Areas – Night Tide and Berry Grove Blvd (Clubhouse Front)

Observations:

- Turf in this area has shown some improvement from previous fertility applications.
- Some areas remain stressed and show poor color.

Maintenance Items:

- Turf needs significant fertility improvement to achieve healthy, consistent coloration.



Item 8- Clubhouse Plant And Turf Conditions

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

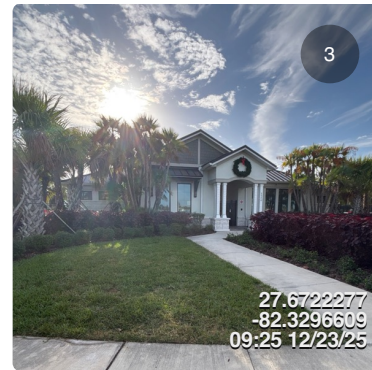
Clubhouse Area – Front

Observations:

- Plant material and turf in front of the clubhouse are green and healthy.
- **Palm trees in the area have dead fronds that need to be removed.**

Maintenance Items:

- **Dead fronds on palm trees need to be removed.**



Item 9- Pool Area Landscape

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

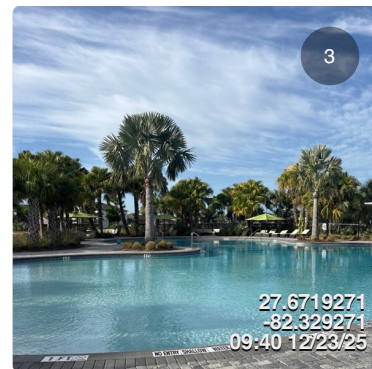
Pool Area

Observations:

- Turf in the pool area needs fertility improvement, as it shows yellowing and thinning.
- Pathways are clean and free of debris, safe for residents.
- Plant material and palm trees are well maintained.
- Palm trees have dead fronds that need to be removed.

Maintenance Items:

- Turf needs fertility improvement.
- Dead fronds on palm trees need to be removed.



Item 10- Recreation Areas

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

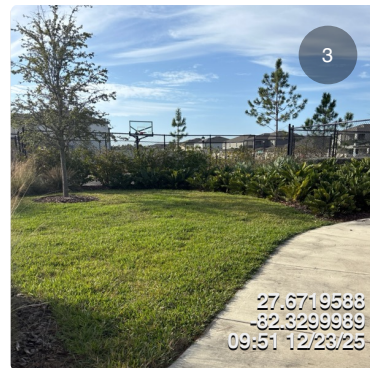
Recreation Areas – Dog Park, Pickleball Court, and Basketball Court

Observations:

- Plant material surrounding the dog park, pickleball court, and basketball court is generally well maintained.
- Awabuki plants need fertility improvement, as they appear stressed and thin.
- Turf in the area shows mixed conditions, with some areas green and healthy and others needing improvement.

Maintenance Items:

- Awabuki plants need fertility improvement.
- Turf needs continued fertility improvement in stressed areas.



Item 11- Blue Azure Dr.

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

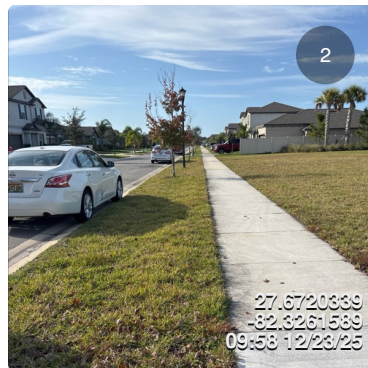
Pocket Park – Blue Azure Dr.

Observations:

- Turf needs fertility improvement.
- Turf contains a significant amount of weeds.
- Ornamental grasses need to be cut back.
- Dead fronds on Sabal palms need to be removed.

Maintenance Items:

- Turf needs fertility improvement and weed control.
- Ornamental grasses need to be cut back.
- Dead fronds on Sabal palms need to be removed.



Item 12- Pond

Due By: Tuesday, January 7, 2025

Assigned To: Eco Logic

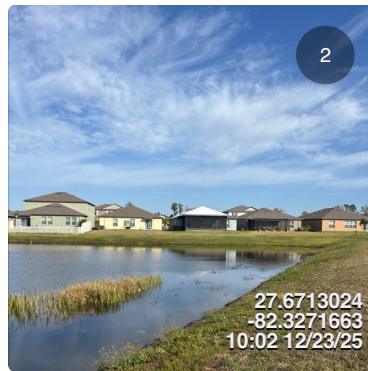
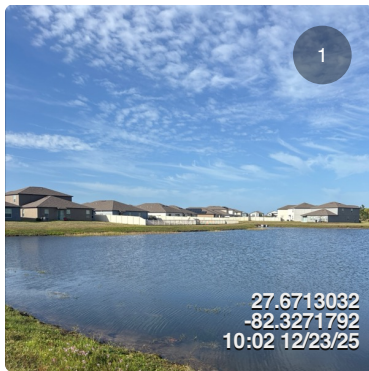
Pond 7

Observations:

- Pond 7 contains very little torpedo grass.
- Overall, the pond is well maintained.

Maintenance Items:

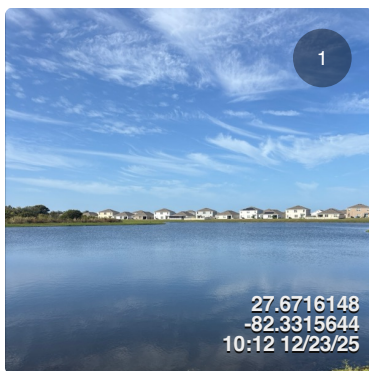
- Pond needs treatment to prevent torpedo grass from spreading.



Item 13- Pond

Assigned To: Eco Logic

Pond 12 was treated for filamentous algae, which has now died off.



Item 14- Marine Grass

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

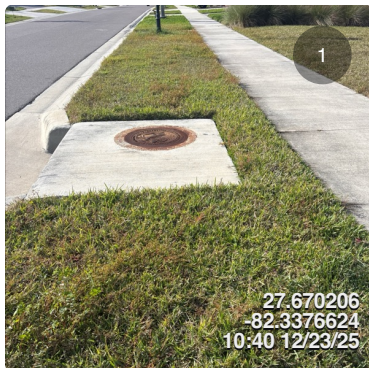
Pocket Park – Marine Grass and Coral Cove

Observations:

- Turf contains a significant amount of weeds.
- Turf needs fertility improvement.
- Ornamental grasses need to be cut back.
- Overall, the pocket park requires attention to improve turf and plant material health.

Maintenance Items:

- Turf needs fertility improvement and weed control.
- Ornamental grasses need to be cut back.



Item 15- Berry Bay Ave

Due By: Tuesday, January 7, 2025

Assigned To: Down To Earth

Back Entrance – Berry Bay Ave

Observations:

- Turf at the back entrance is in poor condition.
- Ornamental grasses need to be cut back.

Maintenance Items:

- Turf needs fertility improvement and overall maintenance.
- Ornamental grasses need to be cut back.

