

Berry Bay Community Development District

**February 05, 2026
Agenda Package**

TEAMS MEETING INFORMATION

[Join the meeting now](#)

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

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

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Berry Bay 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, District Manager
Rollamay Turkoane, District Manager
Sade Smith, Clubhouse Manager

Regular Meeting Agenda

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

The Regular Meeting of the **Berry Bay Community Development District** will be held **February 05, 2026 at 2:00 p.m. at the Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607**. Please let us know at least 24 hours in advance if you are planning to call into the meeting. Following is the Agenda for the Meeting:

[Join the meeting now](#)

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

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

THE REGULAR MEETING OF BOARD OF SUPERVISORS

1. CALL TO ORDER/ROLL CALL
2. PUBLIC COMMENTS

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

3. BUSINESS ITEMS

A. Consideration of Resolution 2026-07; Adopting Amended Non-Resident Member User Fees for Amenities

4. CONSENT AGENDA

- A. Approval of Minutes of the January 08, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance December 2025
- C. Acceptance of the Financials and Approval of the Check Register for December 2025
- D. Ratification of the Blue Life Pool Service Life Ring Proposal #5441 (\$380.00)
- E. Kings Power Washing Services Proposal #10213 (\$725.00)
- F. Ratification of Coastal Fence Services Proposal #85 (\$1,017.50)
- G. Ratification of Kings Power Washing Proposal #1217 (\$1,223.00)
- H. Ratification of Down to Earth Proposal #138658 (\$726.03)
- I. Ratification of Salva Tree Cutting Services (\$9,850.00)
- J. Ratification of Kings Power Washing Services #10288 (\$748.00)

5. STAFF REPORTS

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

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

RESOLUTION 2026-07

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A POLICY AND FEE SCHEDULE FOR NON-RESIDENT USE OF DISTRICT RECREATIONAL FACILITIES; 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, being situated in Pasco County, Florida; and

WHEREAS, the District owns, maintains, and operates certain recreational facilities; and

WHEREAS, the Board of Supervisors of the District (the “**Board**”) is authorized by Sections 190.011(15) and 190.035, Florida Statutes, to establish a policy and adopt a fee schedule for non-resident use of its recreational facilities; and

WHEREAS, the Board held a public hearing on February 5, 2026, to receive public comment on the proposed Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities; and

WHEREAS, after hearing and considering public comment, the Board has concluded that the following Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities shall be adopted.

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

Section 1. The Board hereby adopts the Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities attached hereto as **Exhibit “A.”**

Section 2. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 5TH DAY OF FEBRUARY, 2026.

Attest:

**Berry Bay
Community Development District**

Name: _____
Title: Assistant Secretary

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

Exhibit “A”

**Berry Bay
Community Development District**

Policy and Fee Schedule for Non-Resident Use of District Recreational Facilities Policy

The Berry Bay Community Development District (the “**District**”) owns, maintains, and operates the recreational facilities within the District. The residents of the District pay both debt assessments and annual operation and maintenance assessments in exchange for the benefits provided by the District’s infrastructure and services, including, but not limited to, the recreational facilities.

To be fair and equitable to the residents of the District, any non-residents who wish to enjoy the District’s recreational facilities will be required to pay a fair and reasonable user fee that covers a proportional share of the operation and maintenance expenses of the District.

Upon payment of the non-resident user fees, any person shall be entitled to non-exclusive enjoyment of the District’s recreation facilities in the same manner as residents and subject to the same rules and policies of the District. Policies of the District can be found online and may be modified from time to time. Violations of the District’s rules and policies may result in the revocation of access privileges without a refund.

The District’s Board of Supervisors has elected to cap the number of non-resident memberships to twelve at a time to account for size and capacity limitations of the District’s recreational facilities. Residents and Non-Resident Members may bring three guests for a maximum of seven days per calendar year to the recreational facilities. Non-residents interested in using the District’s recreational facilities should contact the District Manager via email at Jayna.Cooper@Inframark.com or via telephone at (813) 873-7300.

Non-Resident Membership Fee Schedule

Annual Membership	\$362
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- 45 **FOURTH ORDER OF BUSINESS** **Consent Agenda**
- 46 **A. Approval of Minutes of the December 18, 2025, Regular Meeting**
- 47 **B. Consideration of Operation and Maintenance November 2025**
- 48 **C. Acceptance of the Financials/Approval of the Check Register for November 2025**
- 49 **D. Ratification of the Blue Life Pool Service Life Ring Proposal # 5411**

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

- 53
- 54 **FIFTH ORDER OF BUSINESS** **Staff Reports**
- 55 **A. District Counsel**
- 56 **B. District Engineer**
- 57 Ms. Stewart is working on completing the public facilities report.
- 58 **C. District Manager**
- 59 There being no reports, the next item followed.
- 60 **i. Field Inspections Report**
- 61 The Field Inspections Report was presented, a copy of which was included in the
- 62 agenda package. Mr. Gandarilla provided details, updates/pending items.

- 63
- 64 **SIXTH ORDER OF BUSINESS** **Board of Supervisors' Requests and**
- 65 **Comments**
- 66
 - Request to ratify deed of common areas from M/I and EPG to CDD at a future
- 67 meeting.

- 68
- 69 **SEVENTH ORDER OF BUSINESS** **Adjournment**
- 70 There being no further business,

71

72 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in
 73 favor, the meeting was adjourned at 2:14 pm. 5-0

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75

76

77 _____
 Jayna Cooper/Rollamay Turkoane
 78 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	12/1/2025	21388	\$2,000.00			POOL CLEANING
BUSINESS OBSERVER	12/5/2025	25-03684H	\$61.25			LEGAL ADVERTISING
CITY-WIDE CLEANING LLC	11/20/2025	19788	\$835.00			CLEANING SERVICES
CITY-WIDE CLEANING LLC	11/25/2025	19787	\$325.00			DOG WASTE STATIONS
CITY-WIDE CLEANING LLC	12/22/2025	19836	\$335.00			PET STATION
CITY-WIDE CLEANING LLC	12/22/2025	19835	\$835.00		\$2,330.00	CLEANING SERVICES
DOWN TO EARTH	12/1/2025	160638	\$27,976.08			LANDSCAPE MAINTENANCE CONTRACT
DOWN TO EARTH	11/1/2025	158309	\$27,976.08			LANDSCAPE MAINTENANCE CONTRACT
DOWN TO EARTH	10/2/2025	156265	\$27,976.08		\$83,928.24	LANDSCAPE MAINTENANCE CONTRACT
ECO-LOGIC SERVICES LLC	12/15/2025	6084	\$6,770.00			LAKE MAINTENANCE
INFRAMARK LLC	11/11/2025	163528	\$200.00			WEBSITE ADMIN
INFRAMARK LLC	11/11/2025	163528	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	11/11/2025	163528	\$950.00			DISSEMINATION SERVICES
INFRAMARK LLC	11/11/2025	163528	\$5,833.33			ON-SITE MANAGER-BROOK CHAPMAN
INFRAMARK LLC	11/11/2025	163528	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	11/11/2025	163528	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	11/11/2025	163528	\$75.00			WEBSITE ADMIN-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163528	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	11/11/2025	163528	\$375.00			RECORDING SECRETARY -RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163528	\$416.67			ASSESSMENT ROLL
INFRAMARK LLC	11/11/2025	163528	\$416.67			ASSESSMENT ROLL-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163528	\$100.00			TECHNOLOGY SERVICES
INFRAMARK LLC	11/11/2025	163528	\$100.00			TECHNOLOGY SERVICES-RETRO BILLING OCTOBER
INFRAMARK LLC	11/11/2025	163528	\$100.00			RECORD STORAGE
INFRAMARK LLC	11/11/2025	163528	\$100.00	\$13,916.67		RECORD STORAGE FEE-RETRO BILLING OCTOBER
INFRAMARK LLC	12/1/2025	165654	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	12/1/2025	165654	\$5,833.33			ONSITE SERVICES-BROOK CHAPMAN
INFRAMARK LLC	12/1/2025	165654	\$950.00			DISSEMINATION SERVICES
INFRAMARK LLC	12/1/2025	165654	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	12/1/2025	165654	\$200.00			WEBSITE MAINTENANCE/ADMIN

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	12/1/2025	165654	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	12/1/2025	165654	\$375.00			RECORDING SECRETARY
INFRAMARK LLC	12/1/2025	165654	\$416.67			ASSESSMENT SERVICES
INFRAMARK LLC	12/1/2025	165654	\$100.00			TECHNOLOGY SERVICES
INFRAMARK LLC	12/1/2025	165654	\$100.00	\$12,850.00		RECORD STORAGE FEE
INFRAMARK LLC	12/22/2025	166652	\$3.70			POSTAGE
INFRAMARK LLC	10/15/2025	160869R	\$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	10/15/2025	160869R	\$1,333.33			FIELD MANAGEMENT
INFRAMARK LLC	10/15/2025	160869R	\$5,833.33			ON-SITE MANAGER: BROOK CHAPMAN
INFRAMARK LLC	10/15/2025	160869R	\$950.00			DISSEMINATION SERVICES
INFRAMARK LLC	10/15/2025	160869R	\$2,541.67			DISTRICT MANAGEMENT
INFRAMARK LLC	10/15/2025	160869R	\$125.00	\$11,783.33	\$38,553.70	WEBSITE MAINTENANCE/ADMIN
JOBE PEST SERVICES	11/27/2025	6141	\$140.00			PARTIAL SPIDER CLEANOUT
JOBE PEST SERVICES	11/25/2025	6065	\$140.00			PARTIAL SPIDER CLEANOUT
JOBE PEST SERVICES	12/25/2025	6205	\$140.00		\$420.00	PEST CONTROL
SIGNAL 88 FRANCHISE GROUP, INC.	11/1/2025	US_94627	\$975.00			SECURITY PATROL
SIGNAL 88 FRANCHISE GROUP, INC.	12/1/2025	US_106115	\$1,050.00		\$2,025.00	SECURITY PATROL
SWINE SOLUTIONS	11/24/2025	668	\$1,550.00			TRAPPING FEE
SWINE SOLUTIONS	12/25/2025	680	\$1,550.00		\$3,100.00	TRAPPING FEE
Monthly Contract Subtotal			\$139,188.19			
Variable Contract						
KINGS POWER WASHING SERVICES	12/1/2025	1193	\$250.00			JUNK REMOVAL
STANTEC CONSULTING SERVICES INC	12/9/2025	2501415	\$322.00			ENGINEERING SERVICES
STANTEC CONSULTING SERVICES INC	12/16/2025	2501445	\$4,006.00		\$4,328.00	ENGINEERING SERVICES
Variable Contract Subtotal			\$4,578.00			
Utilities						
BOCC	11/18/2025	111825-7985	\$183.54			WATER
BOCC	12/18/2025	121825-7985-ACH	\$152.93		\$336.47	WATER
CHARTER COMMUNICATIONS	12/1/2025	2748863120125-ACH	\$110.00			INTERNET SERVICE

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	11/11/2025	111125-221009389422	\$1,491.43			STREETLIGHTS
TECO	11/5/2025	110525-26104-ACH	\$414.97			ELECTRIC
TECO	11/5/2025	110525-26104-ACH	\$10,489.16	\$10,904.13		STREETLIGHTS
TECO	12/11/2025	121125-9422-ACH	\$1,491.43			STREETLIGHTS
TECO	12/12/2025	121225-0294-ACH	\$139.82			STREETLIGHTS
TECO	12/12/2025	121225-3150-ACH	\$1,285.79			ELECTRIC
TECO	12/12/2025	121225-2187-ACH	\$23.16			ELECTRIC
TECO	12/12/2025	121225-221009493786	\$284.04			ELECTRIC
TECO	12/12/2025	121225-3334-ACH	\$512.68			STREETLIGHTS
TECO	12/12/2025	121225-3802-ACH	\$1,444.82			STREETLIGHTS
TECO	12/12/2025	121225-2960-ACH	\$1,025.36		\$18,602.66	STREETLIGHTS
Utilities Subtotal			\$19,049.13			
Regular Services						
BUSINESS OBSERVER	12/19/2025	25-03846H	\$1,251.24			LEGAL ADVERTISING
CARLOS DE LA OSSA	12/18/2025	CO-121825	\$200.00			BOARD 12/18/25
INFRAMARK LLC	11/25/2025	164514	\$39.92			POSTAGE & COPIES
IPFS CORPORATION	11/11/2025	111125-GAA-D81362	\$3,343.97			INSURANCE MONTHLY PAYMENT
IPFS CORPORATION	12/12/2025	121225-GAA-D81362	\$30,095.73		\$33,439.70	PAYOFF INSURANCE PAYMENT
KELLY ANN EVANS	12/18/2025	KE-121825	\$200.00			BOARD 12/18/25
NICHOLAS J. DISTER	12/18/2025	ND-121825	\$200.00			BOARD 12/18/25
RYAN MOTKO	12/18/2025	RM-121825	\$200.00			BOARD 12/18/25
STRALEY ROBIN VERICKER	12/15/2025	27616	\$951.00			PROFESSIONAL SERVICES
SUNRISE LANDSCAPE	9/30/2025	14 45813	\$4,850.00			09/30/25-LANDSCAPE MAINTENANCE-FERTILIZER

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TAMPA HOLIDAY LIGHTING LLC	12/5/2025	7473	\$3,010.00			HOLIDAY LIGHTS
U.S. BANK	11/25/2025	7979233	\$4,256.13			TRUSTEE FEES
Regular Services Subtotal			\$48,597.99			
Additional Services						
BERRY BAY CDD	11/7/2025	11072025 1103	\$5,154.18			SERIES 2021 TAX DIST ID 11.03.25
BERRY BAY CDD	11/7/2025	11072025 1103	\$2,309.83	\$7,464.01		SERIES 2023 TAX DIST ID 11.03.25
BERRY BAY CDD	11/14/2025	11142025 1103	\$15,221.22			SERIES 2021 TAX DIST ID 11.03.25
BERRY BAY CDD	11/14/2025	11142025 1103	\$6,821.34	\$22,042.56		SERIES 2023 TAX DIST ID 11.03.25
BERRY BAY CDD	11/21/2025	11212025 1103	\$12,906.41			SERIES 2021 TAX DIST ID 11.03.25
BERRY BAY CDD	11/21/2025	11212025 1103	\$5,783.96	\$18,690.37		SERIES 2023 TAX DIST ID 11.03.25
BERRY BAY CDD	12/5/2025	12052025-1205	\$880,976.96			SERIES 2021 FY26 TAX DIST ID 12.05.25
BERRY BAY CDD	12/5/2025	12052025-1205	\$394,806.80	\$1,275,783.76		SERIES 2023 FY26 TAX DIST ID 12.05.25
BERRY BAY CDD	12/29/2025	12292028-1218	\$17,075.44			SERIES 2021 FY26 TAX DIST ID 12.18.25
BERRY BAY CDD	12/29/2025	12292028-1218	\$7,652.30	\$24,727.74	\$1,348,708.44	SERIES 2023 FY26 TAX DIST ID 12.18.25
INFRAMARK LLC	12/22/2025	166652	\$44.04			ARTURO G-TOOLS
Additional Services Subtotal			\$1,348,752.48			
TOTAL			\$1,560,165.79			

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
21388	12/01/2025	\$2,000.00	12/31/2025	Net 30	

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

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

Pay invoice

Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03684H

Date 12/05/2025

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

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

Description	Amount
Serial # 25-03684H Notice of Special Meeting RE: Berry Bay CDD Board of Supervisors Meeting on 12/18/25 at 11:00 AM Published: 12/5/2025	\$61.25

Important Message	Paid
Please include our Serial # on your check Pay by credit card online: https://legals.businessobserverfl.com/send-payment/	()
	Total \$61.25

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

NOTICE OF SPECIAL MEETING BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of Berry Bay Community Development District will hold a Special Meeting of the Board to consider any and all business which may properly come before them **on December 18, 2025 at 11:00 a.m., at The Offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607.**

This meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. Copies of the agenda for any of the Board's meetings may be obtained by contacting the Main District Office at (813) 991-1116. Affected parties and others interested may appear at these meetings and be heard.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Management Office at (813) 991-1116, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1(800) 955-8770, who can aid you in contacting the District Office.

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

Jayna Cooper, District Manager
December 5, 2025 25-03684H

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

NOTICE

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Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #160638

December 2025

Customer

Berry Bay CDD
Inframark
2005 Pan Am Circle Suite 300

Tampa, FL 33604

Property / Project Address

Berry Bay CDD
4969 Eagle Rock Dr
Wimauma, FL 33589

Project/Job

Berry Bay CDD Contract (2025)
Estimate # 129947

Invoice Date

12/1/2025

Date Due

12/31/2025

Terms

Net 30

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#129947 - Berry Bay CDD Contract (2025) December 2025				\$27,976.08

Billing Questions

rhonda.culotta@down2earthinc.com
(904) 780-2257

Visit us at <https://dtelandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeriq.com/ebpp/DownToEarth/>

Subtotal	\$27,976.08
Sales Tax	\$0.00
Total	\$27,976.08
Credits/Payments	(\$0.00)
Balance Due	\$27,976.08

Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #158309

November 2025
PAST DUE

Customer

Berry Bay CDD
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Berry Bay CDD
4969 Eagle Rock Dr
Wimauma, FL 33589

Tampa, Florida 33604

Project/Job

Berry Bay CDD Contract (2025)
Estimate # 129947

Invoice Date

11/1/2025

Date Due

12/1/2025

Terms

Net 30

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#129947 - Berry Bay CDD Contract (2025) November 2025				\$27,976.08

Billing Questions
rhonda.culotta@down2earthinc.com
 (904)-780-2257
 Visit us at <https://dtlandscape.com> for all other questions or concerns.

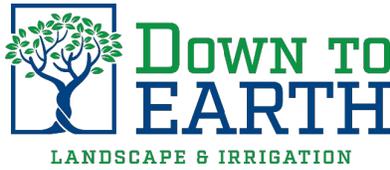
To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$27,976.08
Sales Tax	\$0.00
Total	\$27,976.08
Credits/Payments	(\$0.00)
Balance Due	\$27,976.08

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtlandscape.com/terms-and-conditions/>.

Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700



Invoice: #156265

October 2025
PAST DUE

Customer

Berry Bay CDD
Inframark
2005 Pan Am Circle Suite 300

Property / Project Address

Berry Bay CDD
4969 Eagle Rock Dr
Wimauma, FL 33589

Tampa, Florida 33604

Project/Job

Berry Bay CDD Contract (2025)
Estimate # 129947

Invoice Date

10/2/2025

Date Due

11/1/2025

Terms

Net 30

Customer PO #

<u>Invoice Details</u>				
Description of Services & Items	Unit	Quantity	Rate	Amount
#129947 - Berry Bay CDD Contract (2025) October 2025				\$27,976.08

Billing Questions
rhonda.culotta@down2earthinc.com
 (904)-780-2257

Visit us at <https://dtlandscape.com> for all other questions or concerns.

To make payment by **ACH (electronic check)** or **credit card**, please click the link below. There is **no fee** for ACH payments, and a **3% processing fee** for credit card payments.
<https://huntington.billeri.com/ebpp/DownToEarth/>

Subtotal	\$27,976.08
Sales Tax	\$0.00
Total	\$27,976.08
Credits/Payments	(\$0.00)
Balance Due	\$27,976.08

Late Payments are subject to an 18% per annum interest rate, applied daily, on the overdue balance. A processing fee of 2.75% will be added to all credit card payments. See Terms & Conditions at <https://dtlandscape.com/terms-and-conditions/>.



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163528

DATE

11/11/2025

BILL TO

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

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	950.00		950.00
District Management	1	Ea	2,541.67		2,541.67
Field Operations-Field Management	1	Ea	1,333.33		1,333.33
On-site Manager: Brook Chapman	1	Ea	5,833.33		5,833.33
Website Maintenance / Admin	1	Ea	200.00		200.00
Website Maintenance / Admin- Retro Billing October	1	Ea	75.00		75.00
Recording Secretary	1	Ea	375.00		375.00
Recording Secretary- Retro Billing October	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Assessment Services- Retro Billing October	1	Ea	416.67		416.67
Technology Services	1	Ea	100.00		100.00
Technology Services- Retro Billing October	1	Ea	100.00		100.00
Record Storage Fee	1	Ea	100.00		100.00
Record Storage Fee - Retro Billing October	1	Ea	100.00		100.00
Subtotal					13,916.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

163528

DATE

11/11/2025

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/11/2025

BILL TO

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

Services provided for the Month of: November 2025

Subtotal	\$13,916.67
Tax	\$0.00
Total Due	\$13,916.67

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

165654

DATE

12/1/2025

BILL TO

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

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/1/2025

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	950.00		950.00
District Management	1	Ea	2,541.67		2,541.67
Field Operations-Field Management	1	Ea	1,333.33		1,333.33
On-site Manager: Brook Chapman	1	Ea	5,833.33		5,833.33
Website Maintenance / Admin	1	Ea	200.00		200.00
Recording Secretary	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Technology Services	1	Ea	100.00		100.00
Record Storage Fee	1	Ea	100.00		100.00
Subtotal					12,850.00

Subtotal	\$12,850.00
Tax	\$0.00
Total Due	\$12,850.00

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

166652

DATE

12/22/2025

BILL TO

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

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

12/22/2025

Services provided for the Month of: November 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Arturo Gandarilla-10-10-25 HARBOR FREIGHT TOOLS31 : \$44.04	1	Ea	44.04		44.04
Postage	5	Ea	0.74		3.70
Subtotal					47.74

Subtotal	\$47.74
Tax	\$0.00
Total Due	\$47.74

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

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

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

Account Name: INFRAMARK, LLC

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

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

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



Inframark LLC
 2002 West Grand Parkway North
 Suite 100
 Katy, TX 77449

Invoice: 160869
 Invoice Date: 10/15/2025
 Due Date: 10/15/2025
 Terms: Due On Receipt
 Project ID:
 PO #:

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

Services provided for the Month of: October 2025

SALES DESCRIPTION	QUANTITY	UNITS	RATE	AMOUNT
Accounting Services	1	Ea	\$1,000.00	\$1,000.00
Dissemination Services	1	Ea	\$950.00	\$950.00
District Management	1	Ea	\$2,541.67	\$2,541.67
Field Operations-Field Management	1	Ea	\$1,333.33	\$1,333.33
On-site Manager: Brook Chapman	1	Ea	\$5,833.33	\$5,833.33
Website Maintenance / Admin	1	Ea	\$125.00	\$125.00

Subtotal	\$11,783.33
Tax Total (0%)	\$0.00
Total Due	\$11,783.33



Inframark LLC
2002 West Grand Parkway North
Suite 100
Katy, TX 77449

Invoice:	160869
Invoice Date:	10/15/2025
Due Date:	10/15/2025
Terms:	Due On Receipt
Project ID:	
PO #:	

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

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

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

*Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account
Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT
Code: CHASUS33 / Account Number: 912593196*

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

JobePestServices
 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 6141

11/27/2025

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.	Amount Due		\$140.00
	Account Balance		\$140.00
	Balance Due		\$280.00

JobPestServices
 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 6065

11/25/2025

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

JobPestServices
 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 6205

12/25/2025

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.	Amount Due		\$140.00
	Account Balance		\$280.00
	Balance Due		\$420.00



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

Signal 88, LLC

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

BILL TO

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

INVOICE

Invoice Number: US_94627
 Invoice Date: 2025-11-01
 Due Date: 2025-11-16
 Terms: NET15
 Customer ID: 214571
 Customer PO:

Amount Due: \$975.00
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2025-10-01-2025-10-31	Roving Patrol Tours - Berry Bay Patrols : : Service Location: Berry Bay	39	\$25.00	\$975.00
			Subtotal	\$975.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$975.00

EFT Remittance: American National Bank: 104000854 Account 320166747
 Please include Invoice number & Customer ID with payment remittance
 Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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



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

Signal 88, LLC

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

BILL TO

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

INVOICE

Invoice Number: US_106115
Invoice Date: 2025-12-01
Due Date: 2025-12-16
Terms: NET15
Customer ID: 214571
Customer PO:

Amount Due: \$1,050.00
THERE WILL BE A \$30 CHARGE FOR ALL RETURNED CHECKS. 1.5% INTEREST (18% APR) IS ASSESSED ON ALL UNPAID BALANCES

Period	Description	QTY	Unit Price	Total
2025-11-01-2025-11-30	Roving Patrol Tours - Berry Bay Patrols : : Service Location: Berry Bay	42	\$25.00	\$1,050.00
Subtotal				\$1,050.00
Sales tax				\$0.00
1) FLORIDA FL STATE TAX (6)				\$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)				\$0.00
Total				\$1,050.00

EFT Remittance: American National Bank: 104000854 Account 320166747
Please include Invoice number & Customer ID with payment remittance
Billing Questions/Support: Billing@teamsignal.com or (877) 498-8494

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

Swine Solutions

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

INVOICE

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

INVOICE 668
DATE 11/24/2025
TERMS Net 30
DUE DATE 12/24/2025

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

BALANCE DUE

\$1,550.00

Pay invoice

Swine Solutions

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

INVOICE

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

INVOICE 680
DATE 12/25/2025
TERMS Net 30
DUE DATE 01/24/2026

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

BALANCE DUE

\$1,550.00

Pay invoice

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Invoice 1193



BILL TO
 Berry Bay
 Berry Bay CDD
 Night Tide Ln
 Wimauma, FL 33598
 United States

DATE 12/01/2025	PLEASE PAY \$250.00	DUE DATE 12/31/2025
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Junk removal	2 mattresses were removed from 2856-2898 Saffold Rd Wimauma FL 33598 United States.		250.00	250.00

SUBTOTAL	250.00
TAX	0.00
TOTAL	250.00

TOTAL DUE \$250.00

THANK YOU.

Nov 19, 2025 at 10:04:01 AM
2856-2898 Saffold Rd
Wimauma FL 33598
United States





INVOICE

Invoice Number 2501415
Invoice Date December 9, 2025
Customer Number 156811
Project Number 238201896

Bill To

Berry Bay Community
 Development District
 Accounts Payable
 c/o Inframark
 210 North University Drive, Suite
 702
 Coral Springs FL 33071
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Berry Bay II CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$37,000.00
Authorization Previously Billed:	\$10,795.25
Authorization Budget Remaining:	\$25,882.75
Authorization Billed to Date:	\$11,117.25
Current Invoice Due:	\$322.00
For Period Ending:	December 9, 2025

Invoice: InframarkCMS@payableslockbox.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-10-03	238201896	2026	NURSE, VANESSA M	0.75	183.00	137.25	REQUISITIONS	
2025-10-29	238201896	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-11-03	238201896	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-11-19	238201896	2026	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT MANAGER SUPPORT	
Total subTask 2026				1.75		322.00		
Total Top Task 2026				1.75		322.00		
Total Project 238201896				1.75		322.00		



INVOICE

Invoice Number 2501445
Invoice Date December 16, 2025
Customer Number 156811
Project Number 238202115

Bill To

Berry Bay Community
 Development District
 Accounts Payable
 c/o Meritus Districts
 2005 Pan Am Circle Suite 120
 Tampa FL 33607
 United States

EFT/ACH Remit To (Preferred)

Stantec Consulting Services Inc. (SCSI)
 Bank of America
 ABA No. : 111000012
 Account No: 3752096026
 Email Remittance: eff@stantec.com

Alternative Remit To

Stantec Consulting Services Inc.
 (SCSI)
 13980 Collections Center Drive
 Chicago IL 60693
 United States
 Federal Tax ID
 11-2167170

Project Description: Berry Bay CDD

Stantec Project Manager:	Stewart, Tonja L
Authorization Amount:	\$15,115.00
Authorization Previously Billed:	\$3,068.50
Authorization Budget Remaining:	\$8,325.50
Authorization Billed to Date:	\$6,789.50
Current Invoice Due:	\$4,006.00
For Period Ending:	December 16, 2025

Email Invoice: InframarkCMS@payableslockbox.com
CC: michael.perez@inframark.com

Net Due in 30 Days or in accordance with terms of the contract

Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

INVOICE

Invoice Number

2501445

Project Number

238202115

Top Task 2026

2026 FY General Consulting Services

Professional Services

Billing Level	Date	Hours	Rate	Current Amount
Level 07				
Nurse, Vanessa M	2025-04-01	0.50	167.00	83.50
Nurse, Vanessa M	2025-04-03	0.25	167.00	41.75
Nurse, Vanessa M	2025-04-24	0.50	167.00	83.50
Nurse, Vanessa M	2025-05-01	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-02	0.50	167.00	83.50
Nurse, Vanessa M	2025-06-03	0.25	167.00	41.75
Nurse, Vanessa M	2025-06-04	0.25	167.00	41.75
		2.75		459.25
Level 09				
Nurse, Vanessa M	2025-07-21	0.25	183.00	45.75
Nurse, Vanessa M	2025-07-22	0.25	183.00	45.75
Nurse, Vanessa M	2025-08-06	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-11	0.50	183.00	91.50
Nurse, Vanessa M	2025-08-18	0.75	183.00	137.25
Nurse, Vanessa M	2025-09-02	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-10	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-17	0.25	183.00	45.75
Nurse, Vanessa M	2025-09-18	0.75	183.00	137.25
Nurse, Vanessa M	2025-09-22	0.50	183.00	91.50
Nurse, Vanessa M	2025-09-23	1.00	183.00	183.00
Nurse, Vanessa M	2025-10-03	0.25	183.00	45.75
Nurse, Vanessa M	2025-10-13	0.75	183.00	137.25
Nurse, Vanessa M	2025-10-20	0.25	183.00	45.75
Nurse, Vanessa M	2025-10-21	0.25	183.00	45.75
Nurse, Vanessa M	2025-10-24	0.50	183.00	91.50
Nurse, Vanessa M	2025-10-27	0.25	183.00	45.75
Nurse, Vanessa M	2025-11-04	0.50	183.00	91.50
Nurse, Vanessa M	2025-11-11	0.50	183.00	91.50
Nurse, Vanessa M	2025-11-17	0.50	183.00	91.50
Nurse, Vanessa M	2025-11-19	0.50	183.00	91.50
		9.75		1,784.25

INVOICE

Invoice Number

2501445

Project Number

238202115

Level 10

Rankin, Ashley Alexandra	2025-07-15	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-03-28	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-04-03	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-04-11	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-04-17	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-05-01	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-06-05	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-06-27	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-07-10	0.50	190.00	95.00
Waag, R Tyson (Tyson)	2025-07-25	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-06	0.25	190.00	47.50
Waag, R Tyson (Tyson)	2025-08-07	1.25	190.00	237.50
Waag, R Tyson (Tyson)	2025-09-04	0.75	190.00	142.50
Waag, R Tyson (Tyson)	2025-09-09	0.25	190.00	47.50
		6.75		1,282.50

Level 14

Stewart, Tonja L	2025-08-07	0.50	240.00	120.00
Stewart, Tonja L	2025-08-14	1.50	240.00	360.00
		2.00		480.00

Professional Services Subtotal

21.25	4,006.00
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Top Task 2026 Total

4,006.00

Total Fees & Disbursements

\$4,006.00

INVOICE TOTAL (USD)

\$4,006.00

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-03-28	238202115	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW MAPPING AND PROVIDE ACCESS TO TWO INFRAMARK DMS	
2025-04-01	238202115	2026	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-04-03	238202115	2026	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-04-03	238202115	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE. MAKE RECOMMENDATION FOR REPAIR PROPOSAL.	
2025-04-11	238202115	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	EMAIL CORRESPONDENCE WITH DM AND CONTRACTOR REGARDING SIGNED PROPOSAL AND INITIAL DEPOSIT.	
2025-04-17	238202115	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE TO CONTRACTOR REGARDING PROPOSALS	
2025-04-24	238202115	2026	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-05-01	238202115	2026	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-05-01	238202115	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-02	238202115	2026	NURSE, VANESSA M	0.50	167.00	83.50	REQUISITIONS	
2025-06-03	238202115	2026	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-06-04	238202115	2026	NURSE, VANESSA M	0.25	167.00	41.75	REQUISITIONS	
2025-06-05	238202115	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	MONTHLY BOARD MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-06-27	238202115	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	EMAIL CORRESPONDENCE WITH DM REGARDING CROSSCREEK INVOICE FOR REPAIR WORK.	
2025-07-10	238202115	2026	WAAG, R TYSON (TYSON)	0.50	190.00	95.00	MONTHLY BOARD MEETING PREPARATION AND ATTENDANCE VIA TEAMS	
2025-07-15	238202115	2026	RANKIN, ASHLEY ALEXANDRA	0.25	190.00	47.50	PROJECT COORDINATION	
2025-07-21	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-07-22	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-07-25	238202115	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	REVIEW AND DISTRIBUTE CHANGE ORDER TO DM.	
2025-08-06	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-08-06	238202115	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	MONTHLY BOARD MEETING PREPARATION.	
2025-08-07	238202115	2026	STEWART, TONJA L	0.50	240.00	120.00	REQUISITION	
2025-08-07	238202115	2026	WAAG, R TYSON (TYSON)	1.25	190.00	237.50	MONTHLY BOARD MEETING ATTENDANCE (BUDGET MEETING AND REGULAR AGENDA).	
2025-08-11	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-08-14	238202115	2026	STEWART, TONJA L	1.50	240.00	360.00	REVIEW OF CURB INLET DEPRESSION AND FOLLOW UP EMAIL	
2025-08-18	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	PROJECT MANAGER SUPPORT	
2025-08-18	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-09-02	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	PROJECT MANAGER SUPPORT	
2025-09-04	238202115	2026	WAAG, R TYSON (TYSON)	0.75	190.00	142.50	BOS MEETING PREPARATION AND MEETING ATTENDANCE.	
2025-09-09	238202115	2026	WAAG, R TYSON (TYSON)	0.25	190.00	47.50	TEAM COORDINATION REGARDING VISUAL STORMWATER SYSTEM OBSERVATION.	
2025-09-10	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	REQUISITIONS	
2025-09-17	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-09-18	238202115	2026	NURSE, VANESSA M	0.75	183.00	137.25	REPORTED POSSIBLE WATER MAIN BREAK TO HILLSBOROUGH COUNTY	
2025-09-22	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	COORDINATION WITH HILLSBOROUGH COUNTY & CLIENT RE: STANDING WATER	

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2025-09-23	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED SWFWMD INSPECTION SPREADSHEET TO INCLUDE WITH HOUSE BILL 7013 COMPLIANCE PACKAGE	
2025-09-23	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	HOUSE BILL 7013 COMPLIANCE	
2025-10-03	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	DOWNLOADED BACK-UP INFO FOR EXPANSION AREA ER	
2025-10-13	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-13	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	REQUISITIONS	
2025-10-20	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	HB7013 COMPLIANCE	
2025-10-21	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	UPDATED EPG PROJECT TASK SUMMARY	
2025-10-24	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	COORDINATION WITH HILLSBOROUGH COUNTY RE: DEPRESSION NEAR CURB INLET	
2025-10-27	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	REPORTE DEPRESSION IN ROW TO HILLSBOROUGH COUNTY	
2025-11-04	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	FOLLOW-UP WITH HILLSBOROUGH COUNTY RE: DEPRESSION NEAR CURB INLET	
2025-11-11	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	CORRESPONDENCE RE: DEPRESSION NEAR CURB INLET	
2025-11-11	238202115	2026	NURSE, VANESSA M	0.25	183.00	45.75	WORKLOAD COORDINATION RE: REPORT TO HILLSBOROUGH COUNTY RELATED TO DEPRESSION NEAR CURB INLET	
2025-11-17	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	CORRESPONDENCE RE: DEPRESSION IN RIGHT-OF-WAY	
2025-11-19	238202115	2026	NURSE, VANESSA M	0.50	183.00	91.50	CORRESPONDENCE RE: DEPRESSION IN RIGHT-OF-WAY	
Total subTask 2026				21.25		4,006.00		
Total Top Task 2026				21.25		4,006.00		
Total Project 238202115				21.25		4,006.00		



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BERRY BAY CDD	1356327985	11/18/2025	12/09/2025

Service Address: 5380 NIGHT TIDE LN

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701329402	10/19/2025	851684	11/18/2025	860477	8793 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$26.55
Water Base Charge	\$22.68
Water Usage Charge	\$10.72
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$62.17

Summary of Account Charges

Previous Balance	\$473.90
Net Payments - Thank You	\$-473.90
Total Account Charges	\$183.54
AMOUNT DUE	\$183.54

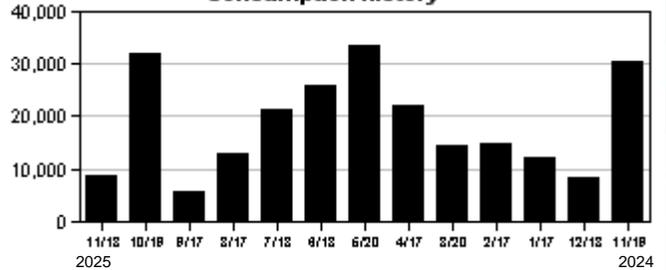
Important Message

Important Notice: Upcoming impact fees public hearing scheduled for December 17th at 10:00 AM. This applies only to new buildings and new construction, not existing customers. Details: <https://bit.ly/3JF9HUI>

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1356327985



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

820 0

DUE DATE	12/09/2025
Auto Pay Scheduled DO NOT PAY	



0013563279853 00000183541



Hillsborough County Florida

CUSTOMER NAME BERRY BAY CDD	ACCOUNT NUMBER 1356327985	BILL DATE 12/18/2025	DUE DATE 01/08/2026
---------------------------------------	-------------------------------------	--------------------------------	-------------------------------

Service Address: 5380 NIGHT TIDE LN

S-Page 1 of 1

METER NUMBER	PREVIOUS DATE	PREVIOUS READ	PRESENT DATE	PRESENT READ	CONSUMPTION	READ TYPE	METER DESCRIPTION
701329402	11/18/2025	860477	12/18/2025	866617	6140 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$18.54
Water Base Charge	\$22.68
Water Usage Charge	\$6.88
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$43.41

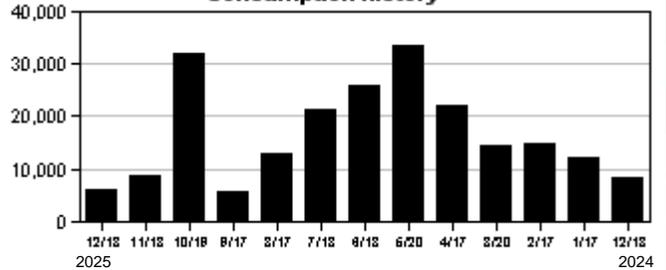
Summary of Account Charges

Previous Balance	\$183.54
Net Payments - Thank You	\$-183.54
Total Account Charges	\$152.93
AMOUNT DUE	\$152.93

Notice

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

Consumption History



Hillsborough County Florida

Make checks payable to: **BOCC**

ACCOUNT NUMBER: 1356327985



ELECTRONIC PAYMENTS BY CHECK OR

Automated Payment Line: (813) 307-1000
Internet Payments: HCFL.gov/WaterBill
Additional Information: HCFL.gov/Water



THANK YOU!



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

810 0

DUE DATE	01/08/2026
Auto Pay Scheduled DO NOT PAY	



0013563279853 00000152934

December 1, 2025
Invoice Number: 2748863120125
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 12/01/25 through 12/30/25
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 12/18/25</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 01 12022025 NNNNNNNN 01 003860 0019

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



December 1, 2025

BERRY BAY CDD

Invoice Number: 2748863120125
Account Number: 8337 12 029 2748863
Service At: 5380 NIGHT TIDE LN
WIMAUMA FL 33598

Total Due by Auto Pay \$110.00



CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186



833712029274886300110007



Invoice Number: BERRY BAY CDD
 2748863120125
 Account Number: 8337 12 029 2748863
 Security Code: 7173

Contact Us

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

8633 2390 DY RP 01 12022025 NNNNNNNN 01 003860 0019

Charge Details

Previous Balance		110.00
EFT Payment	11/18	-110.00
Remaining Balance		\$0.00

Payments received after 12/01/25 will appear on your next bill.

Service from 12/01/25 through 12/30/25

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
BERRY GROVE BLVD AND US HWY 301
WIMAUMA, FL 33598

Statement Date: November 11, 2025

Amount Due: \$1,491.43

Due Date: December 02, 2025

Account #: 221009389422

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

Account Summary

Current Service Period: October 04, 2025 - November 05, 2025

Previous Amount Due	\$1,603.80
Payment(s) Received Since Last Statement	-\$1,461.46
Miscellaneous Credits	-\$142.34

Current Month's Charges **\$1,491.43**

Amount Due by December 02, 2025 \$1,491.43

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



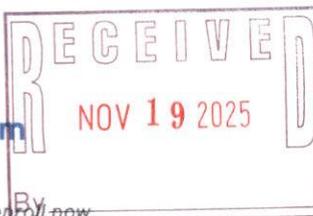
To ensure prompt credit, please return stub portion of this bill with your payment.



Pay your bill online at TampaElectric.com

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

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



Account #: 221009389422

Due Date: December 02, 2025

Amount Due: \$1,491.43

Payment Amount: \$ _____

666199134248

Your account will be drafted on December 02, 2025

00003814 FTECO11112522395010 00000 02 00000000 10730 002

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

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

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

00003814-0008523-Page 1 of 4





Service For:
 BERRY GROVE BLVD AND US HWY 301
 WIMAUMA, FL 33598

Account #: 221009389422
Statement Date: November 11, 2025
Charges Due: December 02, 2025

Service Period: Oct 04, 2025 - Nov 05, 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 33 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

Total Current Month's Charges **\$1,491.43**

Miscellaneous Credits	
Sales Tax Credit	-\$142.34
Total Current Month's Credits	-\$142.34

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.

00003814-0008523-Page 2 of 4



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

Statement Date: December 05, 2025

Amount Due: \$10,904.13

Due Date: December 19, 2025

Account #: 321000026104

DO NOT PAY. Your account will be drafted on December 19, 2025

Your Locations With The Highest Usage

5161 PLUMERIA DR,
 WIMAUMA, FL 33598 **2,542 KWH**

Account Summary

Previous Amount Due	\$10,625.09
Payment(s) Received Since Last Statement	-\$10,625.09
Miscellaneous Credits	-\$7.46
<hr/>	
Credit Balance After Payments and Credits	-\$7.46
Current Month's Charges	\$10,911.59
<hr/>	
Amount Due by December 19, 2025	\$10,904.13

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



Scan here to interact with your bill online.

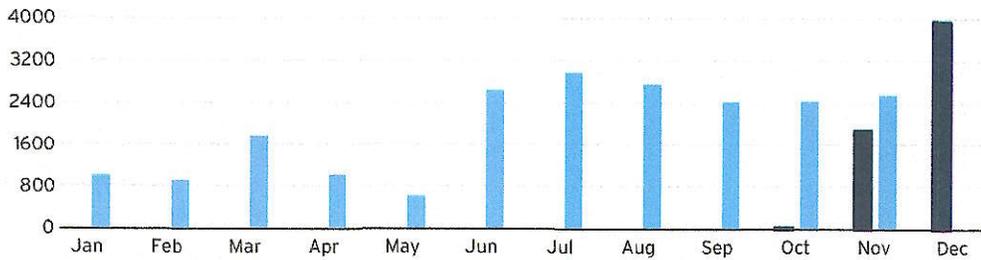


DOWNED IS DANGEROUS!

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

Visit TampaElectric.com/Safety for more safety tips.

Monthly Usage (kWh)



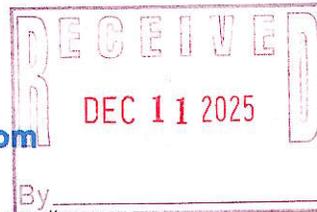
Learn about your newly redesigned bill and get deeper insights about your usage by visiting TECOaccount.com

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



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

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



Account #: 321000026104

Due Date: December 19, 2025

Amount Due: \$10,904.13

Payment Amount: \$ _____

700750003686

Your account will be drafted on December 19, 2025

00000013 FTECO512052522074410 00000 01 00000000 13 007

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.

00000013-0000070-Page 1 of 14



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:

7-11

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	11/06/2025	34,986		32,444		2,542 kWh	1	31 Days	\$414.97
									<input checked="" type="checkbox"/> 4.9%

Total Current Month's Charges **\$10,911.59**

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Sub-Account #: 211026770647
Statement Date: 12/02/2025

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

Service Period: 10/07/2025 - 11/06/2025

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	
Interest for Cash Security Deposit	-\$7.46
Total Current Month's Credits	-\$7.46

Billing information continues on next page →

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Sub-Account #: 221008266993
Statement Date: 12/02/2025

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

Service Period: 10/04/2025 - 11/05/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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: 12/02/2025

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

Service Period: 10/04/2025 - 11/05/2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 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 →

00000013-0000072-Page 6 of 14



Sub-Account #: 221008339741
Statement Date: 12/02/2025

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

Service Period: 10/07/2025 - 11/06/2025

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 →

00000013-0000073-Page 7 of 14





Sub-Account #: 221008339758
Statement Date: 12/02/2025

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

Service Period: 10/04/2025 - 11/05/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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 →

00000013-000073-Page 8 of 14



Sub-Account #: 221008339766
Statement Date: 12/02/2025

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

Service Period: 10/04/2025 - 11/05/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 33 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: 12/02/2025

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

Service Period: 10/07/2025 - 11/06/2025

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 →

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Sub-Account #: 221008348874
Statement Date: 12/02/2025

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

Service Period: 10/07/2025 - 11/06/2025

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: 12/02/2025

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

Service Period: 10/07/2025 - 11/06/2025

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 →

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Sub-Account #: 221008657597
Statement Date: 12/02/2025

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Meter Read

Meter Location: IRRIGATION

Service Period: 10/07/2025 - 11/06/2025

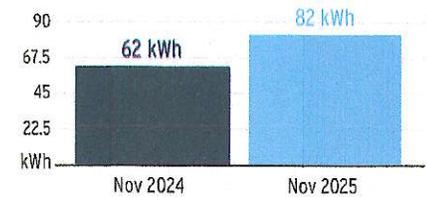
Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861704	11/06/2025	34,986	32,444		2,542 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.63000	\$19.53
Energy Charge	2,542 kWh @ \$0.08641/kWh	\$219.65
Fuel Charge	2,542 kWh @ \$0.03391/kWh	\$86.20
Storm Protection Charge	2,542 kWh @ \$0.00577/kWh	\$14.67
Clean Energy Transition Mechanism	2,542 kWh @ \$0.00418/kWh	\$10.63
Storm Surcharge	2,542 kWh @ \$0.02121/kWh	\$53.92
Florida Gross Receipt Tax		\$10.37
Electric Service Cost		\$414.97

Avg kWh Used Per Day



Current Month's Electric Charges **\$414.97**

Total Current Month's Charges **\$10,911.59**

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[Redacted]



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

Statement Date: December 11, 2025

Amount Due: \$1,491.43

Due Date: January 02, 2026

Account #: 221009389422

DO NOT PAY. Your account will be drafted on January 02, 2026

Account Summary

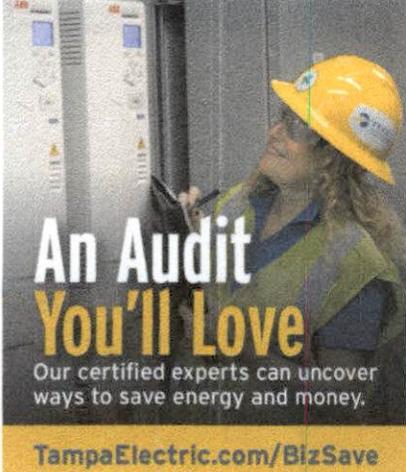
Current Service Period: November 06, 2025 - December 05, 2025	
Previous Amount Due	\$1,491.43
Payment(s) Received Since Last Statement	-\$1,491.43
Current Month's Charges	\$1,491.43
Amount Due by January 02, 2026	\$1,491.43

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



Scan here to view your account online.

00003732-0008364-Page 1 of 4



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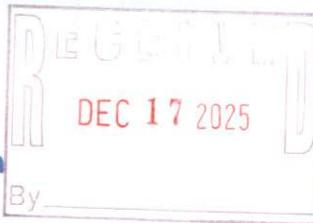


To ensure prompt credit, please return stub portion of this bill with your payment.

Account #: 221009389422

Due Date: January 02, 2026

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



Amount Due: \$1,491.43

Payment Amount: \$ _____

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

613112993716

Your account will be drafted on January 02, 2026

00003732 FTECO112112523203110 00000 02 00000000 10593 002

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

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

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



Service For:
 BERRY GROVE BLVD AND US HWY 301
 WIMAUMA, FL 33598

Account #: 221009389422
Statement Date: December 11, 2025
Charges Due: January 02, 2026

Service Period: Nov 06, 2025 - Dec 05, 2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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

Total Current Month's Charges **\$1,491.43**

Important Messages

Struggling to keep up with your energy bill?

We have options to help when you need it most. Visit [TampaElectric.com/PayAssist](https://www.tampaelectric.com/PayAssist) to explore resources and get started.

Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at [TampaElectric.com/RateCommunications](https://www.tampaelectric.com/RateCommunications).

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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](https://www.tampaelectric.com) for free recurring or one time payments via checking or savings account.
- 

In-Person
 Find list of Payment Agents at [TampaElectric.com](https://www.tampaelectric.com)
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 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- 

Credit or Debit Card
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.tampaelectric.com). Convenience fee will be charged.
- 

Phone
 Toll Free:
866-689-6469
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

- Online:** [TampaElectric.com](https://www.tampaelectric.com)
- Phone:**
 - Commercial Customer Care:** 866-832-6249
 - Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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



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

Statement Date: December 12, 2025

Amount Due:	\$139.82
Due Date: January 02, 2026	
Account #: 211032420294	

DO NOT PAY. Your account will be drafted on January 02, 2026

Account Summary

Current Service Period: November 07, 2025 - December 08, 2025	
Previous Amount Due	\$139.82
Payment(s) Received Since Last Statement	-\$139.82
Current Month's Charges	\$139.82
Amount Due by January 02, 2026	\$139.82

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

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Account #: 211032420294
Due Date: January 02, 2026

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

Amount Due:	\$139.82
Payment Amount:	\$ _____

666199151459

Your account will be drafted on January 02, 2026

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.

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

Account #: 211032420294
Statement Date: December 12, 2025
Charges Due: January 02, 2026

Service Period: Nov 07, 2025 - Dec 08, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 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

Important Messages

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Important Outdoor Lighting Rate Information

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Payments:
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Mail your payment in the enclosed envelope.

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

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

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

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Residential Customer Care:
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863-299-0800 (Polk County)
888-223-0800 (All Other Counties)

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

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

Statement Date: December 12, 2025

Amount Due: \$1,285.79

Due Date: January 02, 2026
Account #: 221008893150

DO NOT PAY. Your account will be drafted on January 02, 2026

Account Summary

Current Service Period: November 07, 2025 - December 08, 2025	
Previous Amount Due	\$1,312.30
Payment(s) Received Since Last Statement	-\$1,312.30
Current Month's Charges	\$1,285.79
Amount Due by January 02, 2026	\$1,285.79

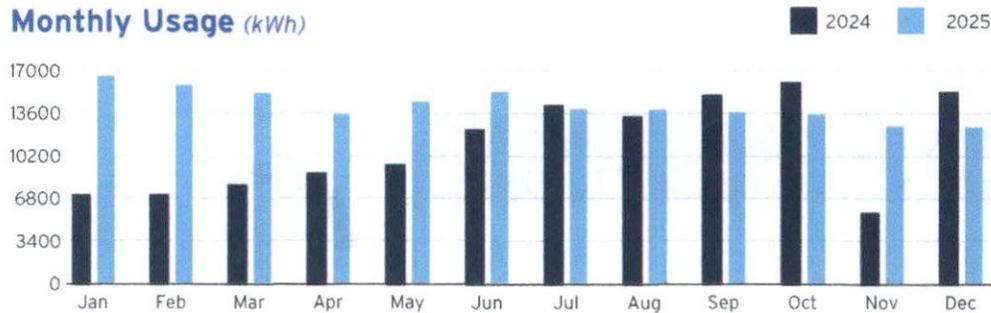
Amount not paid by due date may be assessed a late payment charge and an additional deposit.

Your Energy Insight

- Your average daily kWh used was **23.23% lower** than the same period last year.
- Your peak billing demand was **16.67% lower** than the same period last year.

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Monthly Usage (kWh)



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Account #: 221008893150
Due Date: January 02, 2026

Amount Due: \$1,285.79

Payment Amount: \$ _____

629162329678
 Your account will be drafted on January 02, 2026

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.

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Service For:
5380 NIGHT TIDE LN
WIMAUMA, FL 33598

Account #: 221008893150
Statement Date: December 12, 2025
Charges Due: January 02, 2026

Meter Read

Service Period: Nov 07, 2025 - Dec 08, 2025

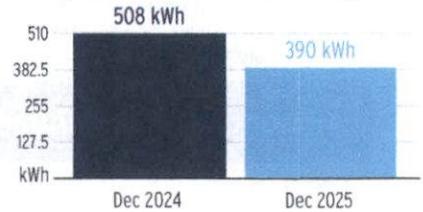
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000758597	12/08/2025	99,067	86,603	12,464 kWh	1	32 Days
1000758597	12/08/2025	24.72	0	24.72 kW	1	32 Days

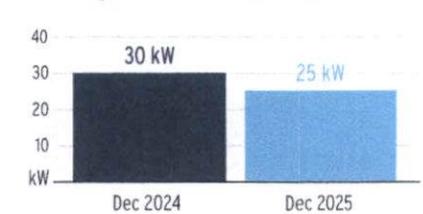
Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$1.06000	\$33.92
Billing Demand Charge	25 kW @ \$18.07000/kW	\$451.75
Energy Charge	12,464 kWh @ \$0.00773/kWh	\$96.35
Fuel Charge	12,464 kWh @ \$0.03391/kWh	\$422.65
Capacity Charge	25 kW @ \$0.30000/kW	\$7.50
Storm Protection Charge	25 kW @ \$2.08000/kW	\$52.00
Energy Conservation Charge	25 kW @ \$0.93000/kW	\$23.25
Environmental Cost Recovery	12,464 kWh @ \$0.00068/kWh	\$8.48
Clean Energy Transition Mechanism	25 kW @ \$1.15000/kW	\$28.75
Storm Surcharge	12,464 kWh @ \$0.01035/kWh	\$129.00
Florida Gross Receipt Tax		\$32.14
Electric Service Cost		\$1,285.79

Avg kWh Used Per Day



Billing Demand (kW)



Total Current Month's Charges \$1,285.79

Load Factor



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

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

Ways To Pay Your Bill

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Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
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P.O. Box 31318
Tampa, FL 33631-3318
Mail your payment in the enclosed envelope.
All Other Correspondences:
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
 4812 BERRY GROVE BLVD
 WIMAUMA, FL 33598

Statement Date: December 12, 2025

Amount Due:	\$23.16
Due Date: January 02, 2026	
Account #: 221008882187	

DO NOT PAY. Your account will be drafted on January 02, 2026

Account Summary

Current Service Period: November 07, 2025 - December 08, 2025	
Previous Amount Due	\$20.34
Payment(s) Received Since Last Statement	-\$20.34
Current Month's Charges	\$23.16
Amount Due by January 02, 2026	\$23.16

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

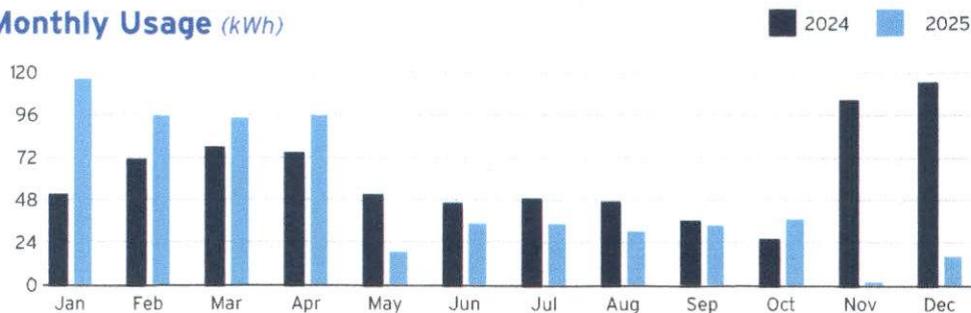
Your Energy Insight

Your average daily kWh used was **87.5% lower** than the same period last year.

Your average daily kWh used was **400% higher** than it was in your previous period.

Scan here to view your account online.

Monthly Usage (kWh)



An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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: January 02, 2026

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

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

Amount Due:	\$23.16
Payment Amount:	\$ _____

629162329677

Your account will be drafted on January 02, 2026

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.

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Service For:
4812 BERRY GROVE BLVD
WIMAUMA, FL 33598

Account #: 221008882187
Statement Date: December 12, 2025
Charges Due: January 02, 2026

Meter Read

Meter Location: ENTRY MONUMENT

Service Period: Nov 07, 2025 - Dec 08, 2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	- Previous Reading	= Total Used	Multiplier	Billing Period
1000251621	12/08/2025	1,987	1,971	16 kWh	1	32 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	16 kWh @ \$0.08641/kWh	\$1.38
Fuel Charge	16 kWh @ \$0.03391/kWh	\$0.54
Storm Protection Charge	16 kWh @ \$0.00577/kWh	\$0.09
Clean Energy Transition Mechanism	16 kWh @ \$0.00418/kWh	\$0.07
Storm Surcharge	16 kWh @ \$0.02121/kWh	\$0.34
Florida Gross Receipt Tax		\$0.58
Electric Service Cost		\$23.16

Avg kWh Used Per Day



Important Messages

Struggling to keep up with your energy bill?
We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Total Current Month's Charges \$23.16

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Ways To Pay Your Bill

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

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863-299-0800 (Polk County)
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- 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 PH6 CR 579
 WIMAUMA, FL 33598

Statement Date: December 12, 2025

Amount Due: \$284.04

Due Date: January 02, 2026

Account #: 221009493786

Account Summary

Current Service Period: November 07, 2025 - December 08, 2025

Previous Amount Due	\$0.00
Payment(s) Received Since Last Statement	\$0.00
Current Month's Charges	\$284.04

Amount Due by January 02, 2026 \$284.04

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



Scan here to view your account online.



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 #: 221009493786

Due Date: January 02, 2026

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

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

Amount Due: \$284.04

Payment Amount: \$ _____

608174734620

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.

6081747346202210094937860000000284041

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Service For:
 BERRY BAY PH6 CR 579
 WIMAUMA, FL 33598

Account #: 221009493786
Statement Date: December 12, 2025
Charges Due: January 02, 2026

Service Period: Nov 07, 2025 - Dec 08, 2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges for 20 days		
Lighting Energy Charge	108 kWh @ \$0.03412/kWh	\$3.68
Fixture & Maintenance Charge	28 Fixtures	\$94.12
Lighting Pole / Wire	28 Poles	\$160.48
Lighting Fuel Charge	108 kWh @ \$0.03363/kWh	\$3.63
Storm Protection Charge	108 kWh @ \$0.00559/kWh	\$0.60
Clean Energy Transition Mechanism	108 kWh @ \$0.00043/kWh	\$0.05
Storm Surcharge	108 kWh @ \$0.01230/kWh	\$1.33
Florida Gross Receipt Tax		\$0.24
State Tax		\$19.91
Lighting Charges		\$284.04

Total Current Month's Charges \$284.04

Important Messages

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 We have options to help when you need it most. Visit TampaElectric.com/PayAssist to explore resources and get started.

Important Outdoor Lighting Rate Information
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For more information about your bill and understanding your charges, please visit TampaElectric.com

Ways To Pay Your Bill

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- In-Person**
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- 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

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- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: December 12, 2025

Amount Due: \$512.68

Due Date: January 02, 2026

Account #: 221008963334

DO NOT PAY. Your account will be drafted on January 02, 2026

Account Summary

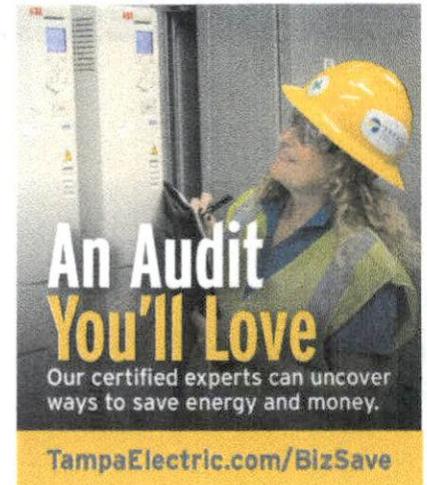
Current Service Period: November 07, 2025 - December 08, 2025	
Previous Amount Due	\$512.68
Payment(s) Received Since Last Statement	-\$512.68
Current Month's Charges	\$512.68
Amount Due by January 02, 2026	\$512.68

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



Scan here to view your account online.

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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: January 02, 2026

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

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

Amount Due: \$512.68

Payment Amount: \$ _____

629162329679

Your account will be drafted on January 02, 2026

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: December 12, 2025
Charges Due: January 02, 2026

Service Period: Nov 07, 2025 - Dec 08, 2025

Rate Schedule: Lighting Service

Charge Details

	Electric Charges		
	Lighting Service Items LS-1 (Bright Choices) for 32 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

Important Messages

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Important Outdoor Lighting Rate Information

Beginning in January 2026, updated rates will take effect based on the Florida Public Service Commission's November 2025 approval. View rates for lighting fixtures and poles at TampaElectric.com/RateCommunications.

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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: December 12, 2025

Amount Due: \$1,444.82

Due Date: January 02, 2026

Account #: 221008993802

DO NOT PAY. Your account will be drafted on January 02, 2026

Account Summary

Current Service Period: November 07, 2025 - December 08, 2025

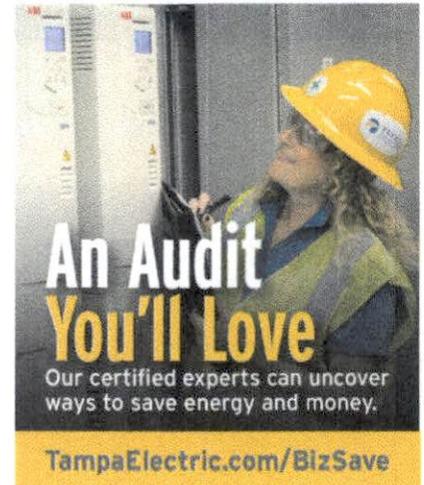
Previous Amount Due	\$1,444.82
Payment(s) Received Since Last Statement	-\$1,444.82
Current Month's Charges	\$1,444.82

Amount Due by January 02, 2026 \$1,444.82

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



Scan here to view your account online.



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: January 02, 2026

Pay your bill online at TampaElectric.com

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

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

Amount Due: \$1,444.82

Payment Amount: \$ _____

629162329681

Your account will be drafted on January 02, 2026

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.

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

Account #: 221008993802
Statement Date: December 12, 2025
Charges Due: January 02, 2026

Service Period: Nov 07, 2025 - Dec 08, 2025

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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

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Important Outdoor Lighting Rate Information

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Ways To Pay Your Bill

Bank Draft
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In-Person
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 TECO
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Hearing Impaired/TTY:
 7-1-1
Power Outage:
 877-588-1010
Energy-Saving Programs:
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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS CORP
 BERRY GROVE BLVD PH2 VILLAGE F
 WIMAUMA, FL 33598

Statement Date: December 12, 2025

Amount Due: \$1,025.36

Due Date: January 02, 2026
Account #: 221008992960

DO NOT PAY. Your account will be drafted on January 02, 2026

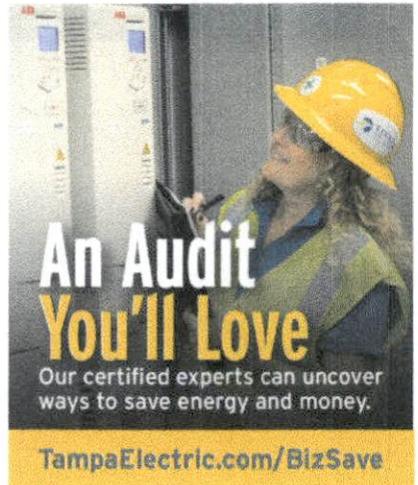
Account Summary

Current Service Period: November 07, 2025 - December 08, 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 January 02, 2026	\$1,025.36

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



Scan here to view your account online.



An Audit You'll Love
 Our certified experts can uncover ways to save energy and money.
TampaElectric.com/BizSave

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

Account #: 221008992960
Due Date: January 02, 2026

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



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

Amount Due:	\$1,025.36
Payment Amount:	\$ _____

629162329680

Your account will be drafted on January 02, 2026

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.

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

Account #: 221008992960
Statement Date: December 12, 2025
Charges Due: January 02, 2026

Service Period: Nov 07, 2025 - Dec 08, 2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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

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00000045-0001089-Page 4 of 36

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Business Observer

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

INVOICE

Legal Advertising

Invoice # 25-03846H

Date 12/19/2025

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

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

Description

Amount

Serial # 25-03846H Notice of Public Hearing to Consider the Boundary Amendment RE: Berry Bay CDD Board of County Commissioners Hearing on 1/13/26 at 9:00 AM Published: 12/19/2025, 12/26/2025, 1/2/2026, 1/9/2026	\$1,251.24
---	------------

Important Message

Please include our Serial # on your check
Pay by credit card online:
<https://legals.businessobserverfl.com/send-payment/>

Paid	()
Total	\$1,251.24

Payment is due within 30 days of the 1st publication date of your notice. if payment is not made, affidavits may be held

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

NOTICE

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

Business Observer

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

INVOICE

Legal Advertising

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: December 18, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 18, 2025
Date

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



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

164514

DATE

11/25/2025

BILL TO

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

CUSTOMER ID

C2278

NET TERMS

Due On Receipt

PO#**DUE DATE**

11/25/2025

Services provided for the Month of: October 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Color Copies	72	Ea	0.39		28.08
Postage	16	Ea	0.74		11.84
Subtotal					39.92

Subtotal	\$39.92
Tax	\$0.00
Total Due	\$39.92

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

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

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

Account Name: INFRAMARK, LLC

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

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

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

IPFS CORPORATION
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
11/11/25	GAA-D81362	12/01/25

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

337271 0.4800 1112 10912 33443 1/1 BIN:0



BERRY BAY CDD
 INFRAMARK
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

CURRENT BALANCE	PAYMENT DUE
\$33,439.70	\$3,343.97

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99J3K7CD** to register.

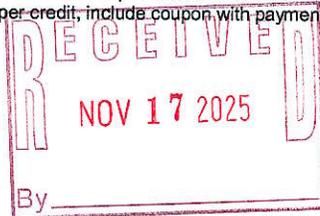
DETACH HERE

Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

BERRY BAY CDD
 INFRAMARK
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

For any overnight or priority delivery,
 please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223



PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
2	GAA-D81362	12/01/25

PAYMENT DUE: \$3,343.97
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$3,343.97

IF RECEIVED AFTER 12/06/25
 5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$167.20

PLEASE PAY THIS AMOUNT \$3,511.17

GAA0D813623 00003511178

306 8549482 337271 33443 1/1

IPFS CORPORATION
 P.O. BOX 412086
 KANSAS CITY, MO 64141-2086
 PHONE: (800)584-9969 - FAX: (770)225-2866
 ipfs.com

NOTICE OF PAYMENT DUE		
DATE MAILED	ACCOUNT NUMBER	DUE DATE
12/12/25	GAA-D81362	01/01/26

FOR QUESTIONS, PLEASE CALL: (800)584-9969

IMPORTANT

To protect your account please make sure that your payment is made on or before the payment due date shown by 5:00 PM Central Time

MAKE CHECK OR MONEY ORDER PAYABLE to IPFS CORPORATION and return the payment and this notice to the address shown on coupon.

Go Green!

Register for eForms today. Instead of paper bills and documents, you'll receive email notices from IPFS Corporation. Visit us at ipfs.com to learn more.

342556 0.4800 1212 7576 25023 1/1 BIN:0



BERRY BAY CDD
 INFRAMARK
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

CURRENT BALANCE	PAYMENT DUE
\$30,095.73	\$3,343.97

PLEASE MAKE ALL PAYMENTS TO ONE OF THE ADDRESSES NOTED BELOW.

To ensure proper credit, please send the coupon below with your payment and write your account number on your check.

Please see the coupon for the overnight, priority, or other special delivery address. Do not use the P.O. Box address for these services as it may cause a delay in receipt.

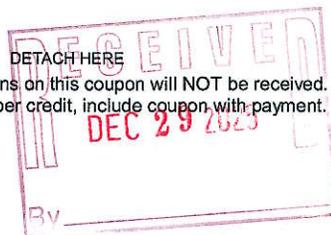
Make payments, view account information or register for eForms at ipfs.com.

First time users please use access code **L99J3K7CD** to register.

BERRY BAY CDD
 INFRAMARK
 2005 PAN AM CIR STE 120
 TAMPA, FL 33607-2529

For any overnight or priority delivery,
 please mail to:
 IPFS CORPORATION
 1055 BROADWAY
 11TH FLOOR
 KANSAS CITY, MO 64105

MAKE CHECK PAYABLE AND REMIT TO:
IPFS CORPORATION
P.O. BOX 730223
DALLAS, TX 75373-0223



DETACH HERE
 Written notations on this coupon will NOT be received.
 To ensure proper credit, include coupon with payment.

PREBIL (10/16) Copyright 2018 IPFS Corporation

PAYMENT COUPON		
PAYMENT NO.	ACCOUNT NUMBER	DUE DATE
3	GAA-D81362	01/01/26

PAYMENT DUE: \$3,343.97
 OUTSTANDING FEES DUE: \$0.00
 PAST DUE AMOUNT: \$0.00

PAYMENT DUE: \$3,343.97

IF RECEIVED AFTER 01/06/26
 5:00 PM CENTRAL TIME

A LATE FEE WILL APPLY \$167.20

PLEASE PAY THIS AMOUNT \$3,511.17

GAA00813623 00003511178

306 8705995 342556 25023 1/1

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: December 18, 2025

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 18, 2025
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: December 18, 2025

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Jayna Cooper
District Manager Signature

December 18, 2025
Date

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Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: December 18, 2025

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3 Ryan Motko	X	ÁGEEÁ
4 Kelly Evans	X	ÁGEEÁ
5 Chloe Firebaugh		

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

Approved for payment:

Jayna Cooper
District Manager Signature

December 18, 2025
Date

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



5100 W Kennedy Blvd
 Ste 325
 Tampa, FL 33609

Invoice 14 45813

PO#	Date
	09/30/2025
Sales Rep	Terms
Niles Badgerow	Net 30

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

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

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

#27873 - Liquid Fertilizer / Soil Penetrant Application

A proposal to apply liquid fertilizer (0-0-8 Blackout compliant) and Dispatch (Soil Penetrant / Adjuvant) throughout the Berry Bay community.

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

EH - Turf Fertilization App - 09/29/2025 \$4,850.00

Total	\$4,850.00
Credits/Payments	(\$0.00)
Balance Due	\$4,850.00

Current	1-30 Days Past Due	31-60 Days Past Due	61-90 Days Past Due	90+ Days Past Due
\$6,050.68	\$0.00	\$0.00	\$0.00	\$0.00



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
 (813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

RECIPIENT:

Berry Bay CDD
 5380 Night Tide Lane
 Wimauma, Florida 33598

Invoice #7473	
Issued	Dec 05, 2025
Due	Dec 20, 2025
Total	\$3,010.00
Portion of job	50.0% (\$3,184.00 of \$6,368.00)
Account Balance	\$3,010.00

2025 Holiday Lighting- - 2 of 2

Product/Service	Description	Item Total	Due this Invoice
Dec 02, 2025			
#1 Labor-Monuments at entry (Entrance Side)	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$900.00	\$450.00
#1 Materials-Monuments at entry	Location: C9's on lower level above cranes, C9's around upper Berry Bay sign left, right and top side. Materials- C9 Lights 12" Spacing Warm White OptiCore LED Bulbs Light Clips Extension Cords Timer(s) Timer Box(s)	\$960.00	\$480.00
#2 Labor-Wreath	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$540.00	\$270.00
#2 Materials- 48" Commercial Sequoia Fir pre-lit Wreath	1 wreath above entry to clubhouse and 1 on each monument- 48" wreath lit with 200 warm white LED lights Total weight: 22 lbs. Greenery rated for indoor / outdoor use 7 year warranty on greenery 3 year warranty on lights	\$855.00	\$427.50



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Product/Service	Description	Item Total	Due this Invoice
#3 Labor-Columns	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$540.00	\$270.00
#3 Materials- Columns wrapped	(18) 70 5mm Wide Angle Warm White lights LED Mini Lights 4" on White Wire \$378 Extension Cords \$18 Timers: \$25	\$421.00	\$210.50
#4 Labor-Fairy Lights	Prep strands and Decorations Installation Run electrical Attach and set up timers Maintenance (For first three season if purchased) Removal and boxed in labeled bin Storage until 2026 season	\$900.00	\$450.00
#4 Materials- Fairy Lighting in Pavillion	Materials: MINI FAIRY LED String Lights, Green Wire Waterproof String Lights with 8 Modes (\$552.00-) Extension Cords \$75.00 Driveway cable protectors (speed bump) (\$600) Timers: (\$25.00)	\$1,252.00	\$626.00

Subtotal	\$3,184.00
Discount	- \$174.00
Total	\$3,010.00
Account balance	\$3,010.00

[Pay Now](#)



Tampa Holiday Lights

10601 Leland Hawes Road | Thonotosassa, Florida 33592
(813) 922-1471 | Tanner@tampaholidaylights.com | Tampaholidaylights.com

Payment Schedule

Paid	50%	First Half Due Before Installation	\$3,010.00
This Invoice	50%	Second Half Due after Installation is complete	\$3,010.00

Thank you for your business. Please contact us with any questions regarding this invoice.



MK-WI-S300 GCFS
1555 N. Rivercenter Drive, Suite 300
Milwaukee, WI 53212

7979233



000002581 02 SP 106481627131076 P

Berry Bay Community Development Dist
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States





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

Invoice Number: 7979233
Account Number: 270251000
Invoice Date: 11/25/2025
Direct Inquiries To: Duffy, Leanne M
Phone: (407)-835-3807

Berry Bay Community Development Dist
2005 Pan AM Circle Suite 300
Tampa, FL 33607
United States

Berry Bay Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Three)

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE \$4,256.13

All invoices are due upon receipt.

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

Berry Bay Community Development District Special Assessment Bonds, Series 2024 (Assessment Area Three)

Invoice Number: 7979233
Account Number: 270251000
Current Due: \$4,256.13

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

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 270251000
Invoice # 7979233
Attn: Fee Dept St. Paul

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





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

Invoice Number: 7979233
 Invoice Date: 11/25/2025
 Account Number: 270251000
 Direct Inquiries To: Duffy, Leanne M
 Phone: (407)-835-3807

**Berry Bay Community Development District Special
 Assessment Bonds, Series 2024 (Assessment Area
 Three)**

Accounts Included 270251000 270251001 270251002 270251003 270251004 270251005
 In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04200 Trustee	1.00	3,950.00	100.00%	\$3,950.00
Subtotal Administration Fees - In Advance 11/01/2025 - 10/31/2026				\$3,950.00
Incidental Expenses 11/01/2025 to 10/31/2026	3,950.00	0.0775		\$306.13
Subtotal Incidental Expenses				\$306.13
TOTAL AMOUNT DUE				\$4,256.13

The fees shown on this invoice are reflective of the most recent fee schedule or notice of fee adjustment provided by U.S. Bank.



Berry Bay CDD

DISTRICT CHECK REQUEST

Today's Date 11/7/2025
Check Amount **\$5,154.18**
Payable To Berry Bay CDD
Check Description 2021 DS 11/3
Post to 202.103200

Check Amount **\$2,309.83**
Check Description 2023 DS 11/3
Post to 203.103200

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	-
11/7/2025	13,780.11	6,316.10	5,154.18	2,309.83	-
		-	-	-	-
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		-	-	-	-
		-	-	-	-
TOTAL	31,156.89	14,280.74	11,653.62	5,222.53	-
Net Total on Roll	2,661,221.55				
Collection Surplus / (Deficit)	(2,630,064.66)				

Berry Bay CDD

DISTRICT CHECK REQUEST

Today's Date 11/14/2025
Check Amount **\$15,221.22**
Payable To Berry Bay CDD
Check Description 2021 DS 11/3
Post to 202.103200

Check Amount **\$6,821.34**
Check Description 2023 DS 11/3
Post to 203.103200

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	3%
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	-
11/7/2025	13,780.11	6,316.10	5,154.18	2,309.83	-
11/14/2025	40,695.15	18,652.59	15,221.22	6,821.34	-
		-	-	-	-
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		-	-	-	-
		-	-	-	-
TOTAL	71,852.04	32,933.33	26,874.84	12,043.87	-
Net Total on Roll	2,661,221.55				
Collection Surplus / (Deficit)	(2,589,369.51)				

Berry Bay CDD

DISTRICT CHECK REQUEST

Today's Date 11/21/2025
Check Amount **\$12,906.41**
Payable To Berry Bay CDD
Check Description 2021 DS 11/3
Post to 202.103200

Check Amount **\$5,783.96**
Check Description 2023 DS 11/3
Post to 203.103200

Nancy

Authorization

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

Berry Bay CDD

DISTRICT CHECK REQUEST

Today's Date	<u>12/5/2025</u>
Check Amount	<u>\$880,976.96</u>
Payable To	<u>Berry Bay CDD</u>
Check Description	<u>2021 DS 12/5</u>
Post to	<u>202.103200</u>
Check Amount	<u>\$394,806.80</u>
Check Description	<u>2023 DS 12/5</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

DISTRICT CHECK REQUEST

Today's Date 12/29/2025
Check Amount **\$17,075.44**
Payable To Berry Bay CDD
Check Description 2021 DS 12/18
Post to 202.103200

Check Amount **\$7,652.30**
Check Description 2023 DS 12/18
Post to 203.103200

Nancy

Authorization

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

***Berry Bay
Community
Development
District***

Financial Report

December 31, 2025

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
									LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS										
Cash - Operating Account	\$ 1,070,195	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,070,195
Cash in Transit	-	17,075	7,652	-	-	-	-	-	-	24,727
Accounts Receivable - Off Roll Billing	-	-	162,285	-	-	-	-	-	-	162,285
Due From Other Funds	-	65,199	-	-	-	-	-	-	-	65,199
Investments:										
Acquisition & Construction Account	-	-	-	-	22,170	24	117,803	-	-	139,997
Construction Fund Custody	-	-	-	-	73,643	-	-	-	-	73,643
Reserve Fund	-	497,689	223,038	81,233	-	-	-	-	-	801,960
Revenue Fund	-	1,030,386	526,534	2,105	-	-	-	-	-	1,559,025
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	\$ 1,070,195	\$ 1,610,349	\$ 919,509	\$ 83,338	\$ 95,813	\$ 24	\$ 117,803	\$ 26,031,253	\$ 22,510,000	\$ 52,438,284
LIABILITIES										
Accounts Payable	\$ 18,542	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	18,542
Bonds Payable	-	-	-	-	-	-	-	-	16,265,000	16,265,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,245,000	6,245,000
Due To Other Funds	48,513	-	15,122	-	1,564	-	-	-	-	65,199
TOTAL LIABILITIES	67,055	-	15,122	-	1,564	-	-	-	22,510,000	22,593,741

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2025

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2023 DEBT SERVICE FUND	SERIES 2024 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2023 CAPITAL PROJECTS FUND	SERIES 2024 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
									LONG-TERM DEBT ACCOUNT GROUP FUND	
FUND BALANCES										
Restricted for:										
Debt Service	-	1,610,349	904,387	83,338	-	-	-	-	-	2,598,074
Capital Projects	-	-	-	-	94,249	24	117,803	-	-	212,076
Unassigned:	1,003,140	-	-	-	-	-	-	26,031,253	-	27,034,393
TOTAL FUND BALANCES	1,003,140	1,610,349	904,387	83,338	94,249	24	117,803	26,031,253	-	29,844,543
TOTAL LIABILITIES & FUND BALANCES	\$ 1,070,195	\$ 1,610,349	\$ 919,509	\$ 83,338	\$ 95,813	\$ 24	\$ 117,803	\$ 26,031,253	\$ 22,510,000	\$ 52,438,284

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 2,659	\$ 2,659	0.00%
Rental Income	-	400	400	0.00%
Fence Easement	-	150	150	0.00%
Special Assmnts- Tax Collector	862,833	1,192,688	329,855	138.23%
Special Assmnts- CDD Collected	487,180	127	(487,053)	0.03%
Other Miscellaneous Revenues	-	150	150	0.00%
TOTAL REVENUES	1,350,013	1,196,174	(153,839)	88.60%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,400	9,600	20.00%
ProfServ-Info Technology	-	300	(300)	0.00%
ProfServ-Recording Secretary	-	1,425	(1,425)	0.00%
Trustees Fees	4,100	4,256	(156)	103.80%
Field Management	12,000	4,000	8,000	33.33%
Assessment Roll	-	1,250	(1,250)	0.00%
Disclosure Report	11,400	7,850	3,550	68.86%
District Counsel	15,000	6,701	8,299	44.67%
District Engineer	12,000	4,328	7,672	36.07%
District Management	36,000	7,625	28,375	21.18%
Accounting Services	18,000	3,000	15,000	16.67%
Auditing Services	5,000	-	5,000	0.00%
Onsite Staff	70,000	17,500	52,500	25.00%
Website ADA Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	53	197	21.20%
Insurance - General Liability	3,812	3,344	468	87.72%
Public Officials Insurance	3,620	2,939	681	81.19%
Insurance -Property & Casualty	33,411	33,644	(233)	100.70%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	1,312	1,188	52.48%
Mailings	2,500	-	2,500	0.00%
Bank Fees	250	718	(468)	287.20%
Website Admin Services	1,500	600	900	40.00%
Onsite Office Supplies	250	-	250	0.00%
Dues, Licenses & Fees	500	175	325	35.00%
Total Administration	248,093	103,420	144,673	41.69%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>Electric Utility Services</u>				
Amenity Internet	1,200	330	870	27.50%
Water/Waste	3,000	810	2,190	27.00%
Electric Utility Services	40,000	4,902	35,098	12.26%
Street Lights	200,100	34,814	165,286	17.40%
Total Electric Utility Services	244,300	40,856	203,444	16.72%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	4,650	4,350	51.67%
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	88,778	361,222	19.73%
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	9,457	24,143	28.15%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Landscaping - Soil Ammendment	30,000	-	30,000	0.00%
Total Other Physical Environment	717,600	102,885	614,715	14.34%
<u>Amenities</u>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Maintenance - Contract	24,000	6,060	17,940	25.25%
Janitorial - Contract	10,020	2,627	7,393	26.22%
Amenity Pest Control	1,800	560	1,240	31.11%
Janitorial - Supplies/Other	1,500	44	1,456	2.93%
Security Monitoring Services	6,000	2,025	3,975	33.75%
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	6,725	8,275	44.83%
Access Control R&M	5,000	-	5,000	0.00%
Holiday Decoration	10,000	6,020	3,980	60.20%
Community Events	10,000	776	9,224	7.76%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Dog Waste Station Service & Supplies	4,200	995	3,205	23.69%
Amenity Furniture R&M	5,000	-	5,000	0.00%
Total Amenities	140,020	27,332	112,688	19.52%
TOTAL EXPENDITURES	1,350,013	274,493	1,075,520	20.33%
Excess (deficiency) of revenues				
Over (under) expenditures	-	921,681	921,681	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		81,459		
FUND BALANCE, ENDING		\$ 1,003,140		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2021 Debt Service Fund (202)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 7,543	\$ 7,543	0.00%
Special Assmnts- Tax Collector	995,377	973,278	(22,099)	97.78%
TOTAL REVENUES	995,377	980,821	(14,556)	98.54%
<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)	677,349	678,916	-43225.85%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(3,021)	(3,021)	0.00%
Contribution to (Use of) Fund Balance	(1,567)	-	1,567	0.00%
TOTAL FINANCING SOURCES (USES)	(1,567)	(3,021)	(1,454)	192.79%
Net change in fund balance	<u>\$ (1,567)</u>	<u>\$ 674,328</u>	<u>\$ 679,029</u>	<u>-43033.06%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		936,021		
FUND BALANCE, ENDING		<u>\$ 1,610,349</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2023 Debt Service Fund (203)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 4,243	\$ 4,243	0.00%
Special Assmnts- Tax Collector	-	436,171	436,171	0.00%
Special Assmnts- CDD Collected	446,075	162,285	(283,790)	36.38%
TOTAL REVENUES	446,075	602,699	156,624	135.11%
<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)	429,149	430,174	-41868.20%
<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	<u>\$ (1,025)</u>	<u>\$ 429,149</u>	<u>\$ 432,224</u>	<u>-41868.20%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		475,238		
FUND BALANCE, ENDING		<u>\$ 904,387</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2024 Debt Service Fund (204)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,055	\$ 1,055	0.00%
Special Assmnts- CDD Collected	-	20,096	20,096	0.00%
TOTAL REVENUES	-	21,151	21,151	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	-	(40,044)	(40,044)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Operating Transfers-Out	-	(755)	(755)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(755)	(755)	0.00%
Net change in fund balance	\$ -	\$ (40,799)	\$ (40,799)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		124,137		
FUND BALANCE, ENDING		\$ 83,338		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2021 Capital Projects Fund (302)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 900	\$ 900	0.00%
TOTAL REVENUES	-	900	900	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	900	900	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	3,021	3,021	0.00%
TOTAL FINANCING SOURCES (USES)	-	3,021	3,021	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 3,921</u>	<u>\$ 3,921</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		90,328		
FUND BALANCE, ENDING		<u>\$ 94,249</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 31, 2025
Series 2023 Capital Projects Fund (303)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<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 December 31, 2025
Series 2024 Capital Projects Fund (304)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,082	\$ 1,082	0.00%
TOTAL REVENUES	-	1,082	1,082	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,082	1,082	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	755	755	0.00%
TOTAL FINANCING SOURCES (USES)	-	755	755	0.00%
Net change in fund balance	\$ -	\$ 1,837	\$ 1,837	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		115,966		
FUND BALANCE, ENDING		\$ 117,803		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 25_12

Statement Date 12/31/2025

G/L Account No. 101001 Balance	1,070,194.58	Statement Balance	1,200,038.44
		Outstanding Deposits	0.00
Positive Adjustments	0.00	Subtotal	1,200,038.44
Subtotal	1,070,194.58	Outstanding Checks	-129,843.86
Negative Adjustments	0.00	Ending Balance	1,070,194.58
Ending G/L Balance	1,070,194.58		

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
12/05/2025		JE001067	Special Assmnts-Tax Collector	Truist Bank	2,355,362.58	2,355,362.58	0.00
12/05/2025		JE001068	Other Miscellaneous Revenues	Truist Bank	25.00	25.00	0.00
12/18/2025		JE001103	Special Assmnts-Tax Collector	Truist Bank	45,652.56	45,652.56	0.00
12/31/2025		JE001108	Interest - Investments	Interest Earned	2,106.22	2,106.22	0.00
12/02/2025		JE001109	Special Assmnts-Tax Collector	Truist Bank	94,763.56	94,763.56	0.00
Total Deposits					2,497,909.92	2,497,909.92	0.00
Checks							
							0.00
11/24/2025	Payment	300077	TECO	Inv: 111225-221008963334	-512.68	-512.68	0.00
11/24/2025	Payment	300078	TECO	Inv: 111225-221008993802	-1,444.82	-1,444.82	0.00
11/24/2025	Payment	300079	TECO	Inv: 111225-221008992960	-1,025.36	-1,025.36	0.00
11/24/2025	Payment	300080	TECO	Inv: 111225-211032420294	-139.82	-139.82	0.00
11/24/2025	Payment	300081	TECO	Inv: 111225-221008882187	-20.34	-20.34	0.00
11/24/2025	Payment	300082	TECO	Inv: 111225-221008893150	-1,312.30	-1,312.30	0.00
12/01/2025	Payment	300083	BOCC	Inv: 111825-7985	-183.54	-183.54	0.00
12/01/2025	Payment	300084	TECO	Inv: 111125-221009389422	-1,491.43	-1,491.43	0.00
12/03/2025	Payment	942	COASTAL OUTDOOR SERVICES LLC	Check for Vendor V00106	-23,981.00	-23,981.00	0.00
12/03/2025	Payment	943	INFRAMARK LLC	Check for Vendor V00023	-13,916.67	-13,916.67	0.00
12/03/2025	Payment	944	IPFS CORPORATION	Check for Vendor V00103	-3,343.97	-3,343.97	0.00
12/03/2025	Payment	945	SIGNAL 88 FRANCHISE GROUP, INC.	Check for Vendor V00101	-975.00	-975.00	0.00
12/05/2025	Payment	946	BERRY BAY CDD	Payment of Invoice 001928	-7,464.01	-7,464.01	0.00
12/05/2025	Payment	947	BERRY BAY CDD	Payment of Invoice 001929	-22,042.56	-22,042.56	0.00
12/05/2025	Payment	948	BERRY BAY CDD	Payment of Invoice 001930	-18,690.37	-18,690.37	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 25_12

Statement Date 12/31/2025

Date	Type	Check No.	Payee	Description	Debit	Credit	Balance
12/10/2025	Payment	949	BERRY BAY CDD	Payment of Invoice 001934	-1,275,783.76	-1,275,783.76	0.00
12/10/2025	Payment	950	BUSINESS OBSERVER	Payment of Invoice 001932	-61.25	-61.25	0.00
12/10/2025	Payment	951	INFRAMARK LLC	Payment of Invoice 001923	-39.92	-39.92	0.00
12/10/2025	Payment	952	INFRAMARK LLC	Payment of Invoice 001924	-12,850.00	-12,850.00	0.00
12/10/2025	Payment	953	U.S. BANK	Payment of Invoice 001921	-4,256.13	-4,256.13	0.00
12/11/2025	Payment	954	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 001925	-2,000.00	-2,000.00	0.00
12/11/2025	Payment	957	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001901	-2,940.00	-2,940.00	0.00
12/11/2025	Payment	958	COASTAL OUTDOOR SERVICES LLC	Payment of Invoice 001902	-30,000.00	-30,000.00	0.00
12/11/2025	Payment	959	DOWN TO EARTH	Payment of Invoice 001931	-27,976.08	-27,976.08	0.00
12/11/2025	Payment	960	JOBE PEST SERVICES	Payment of Invoice 001917	-140.00	-140.00	0.00
12/11/2025	Payment	961	JOBE PEST SERVICES	Payment of Invoice 001918	-140.00	-140.00	0.00
12/11/2025	Payment	962	KINGS POWER WASHING SERVICES	Payment of Invoice 001922	-250.00	-250.00	0.00
12/11/2025	Payment	963	SIGNAL 88 FRANCHISE GROUP, INC.	Payment of Invoice 001927	-1,050.00	-1,050.00	0.00
12/11/2025	Payment	964	STRALEY ROBIN VERICKER	Payment of Invoice 001904	-5,750.35	-5,750.35	0.00
12/11/2025	Payment	965	SWINE SOLUTIONS	Payment of Invoice 001919	-1,550.00	-1,550.00	0.00
12/11/2025	Payment	966	TAMPA HOLIDAY LIGHTING LLC	Payment of Invoice 001933	-3,010.00	-3,010.00	0.00
12/15/2025	Payment	300085	TECO	Inv: 110525-26104-ACH	-10,904.13	-10,904.13	0.00
12/15/2025	Payment	300086	CHARTER COMMUNICATION S	Inv: 2748863120125-ACH	-110.00	-110.00	0.00
12/17/2025	Payment	967	SUNRISE LANDSCAPE	Check for Vendor V00044	-4,850.00	-4,850.00	0.00
12/18/2025	Payment	969	CARLOS DE LA OSSA	Payment of Invoice 001942	-200.00	-200.00	0.00
12/18/2025	Payment	970	KELLY ANN EVANS	Payment of Invoice 001940	-200.00	-200.00	0.00
12/18/2025	Payment	971	NICHOLAS J. DISTER	Payment of Invoice 001939	-200.00	-200.00	0.00
12/18/2025	Payment	972	RYAN MOTKO	Payment of Invoice 001941	-200.00	-200.00	0.00
12/24/2025	Payment	974	STANTEC CONSULTING SERVICES INC	Check for Vendor V00004	-4,328.00	-4,328.00	0.00
12/29/2025	Payment	977	INFRAMARK LLC	Check for Vendor V00023	-47.74	-47.74	0.00
12/31/2025		JE001107	Bank Fees	Service Charges	-223.45	-223.45	0.00
12/29/2025	Payment	DD306	TRUIST - CC	Payment of Invoice 001993	-94.51	-94.51	0.00
Total Checks					-1,485,699.19	-1,485,699.19	0.00

Adjustments

Total Adjustments

Outstanding Checks

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 25_12

Statement Date 12/31/2025

12/11/2025	Payment	955	CITY-WIDE CLEANING LLC	Payment of Invoice 001920	-835.00
12/11/2025	Payment	956	CITY-WIDE CLEANING LLC	Payment of Invoice 001926	-325.00
12/18/2025	Payment	968	STRALEY ROBIN VERICKER	Payment of Invoice 001938	-951.00
12/19/2025	Payment	300087	TECO	Inv: 121125-9422-ACH	-1,491.43
12/24/2025	Payment	973	ECO-LOGIC SERVICES LLC	Check for Vendor V00108	-6,770.00
12/29/2025	Payment	975	BUSINESS OBSERVER	Check for Vendor V00095	-1,251.24
12/29/2025	Payment	976	DOWN TO EARTH	Check for Vendor V00107	-55,952.16
12/29/2025	Payment	300088	TECO	Inv: 121225-0294-ACH	-139.82
12/29/2025	Payment	300089	TECO	Inv: 121225-3150-ACH	-1,285.79
12/29/2025	Payment	300090	TECO	Inv: 121225-2187-ACH	-23.16
12/29/2025	Payment	300092	TECO	Inv: 121225-3334-ACH	-512.68
12/29/2025	Payment	300093	TECO	Inv: 121225-3802-ACH	-1,444.82
12/29/2025	Payment	300094	TECO	Inv: 121225-2960-ACH	-1,025.36
12/29/2025	Payment	300095	BOCC	Inv: 121825-7985-ACH	-152.93
12/29/2025	Payment	978	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,170.00
12/29/2025	Payment	979	IPFS CORPORATION	Check for Vendor V00103	-30,095.73
12/29/2025	Payment	980	JOBE PEST SERVICES	Check for Vendor V00075	-140.00
12/29/2025	Payment	981	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00
12/30/2025	Payment	982	BERRY BAY CDD	Payment of Invoice 001964	-24,727.74
Total Outstanding Checks					-
					129,843.86

Outstanding Deposits

Total Outstanding Deposits

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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	300083	12/01/25	V00060	BOCC	111825-7985	WATER 10/19/25-11/18/25	WATER	543021-53100	\$183.54
001	300084	12/01/25	V00026	TECO	111125-221009389422	10/04/25-11/05/25 STREETLIGHTS	STREETLIGHTS	543062-53100	\$1,491.43
001	300085	12/15/25	V00026	TECO	110525-26104-ACH	ELECTRIC 10/07/25-11/06/25	ELECTRIC	543041-53100	\$414.97
001	300085	12/15/25	V00026	TECO	110525-26104-ACH	ELECTRIC 10/07/25-11/06/25	STREETLIGHTS	543062-53100	\$10,489.16
001	300086	12/15/25	V00059	CHARTER COMMUNICATIONS	2748863120125-ACH	12/01/25-12/30/25 INTERNET SVS	INTERNET SERVICE	541036-53100	\$110.00
001	300087	12/19/25	V00026	TECO	121125-9422-ACH	ELECTRIC 11/06/25-12/05/25	STREETLIGHTS	543062-53100	\$1,491.43
001	300088	12/29/25	V00026	TECO	121225-0294-ACH	11/07/25-12/08/25 STREETLIGHTS	STREETLIGHTS	543062-53100	\$139.82
001	300089	12/29/25	V00026	TECO	121225-3150-ACH	11/07/25-12/08/25 ELECTRIC	ELECTRIC	543041-53100	\$1,285.79
001	300090	12/29/25	V00026	TECO	121225-2187-ACH	11/07/25-12/08/25 ELECTRIC	ELECTRIC	543041-53100	\$23.16
001	300092	12/29/25	V00026	TECO	121225-3334-ACH	11/07/25-12/08/25 STREETLIGHTS	STREETLIGHTS	543062-53100	\$512.68
001	300093	12/29/25	V00026	TECO	121225-3802-ACH	11/07/25-12/08/25 STREETLIGHTS	STREETLIGHTS	543062-53100	\$1,444.82
001	300094	12/29/25	V00026	TECO	121225-2960-ACH	11/07/25-12/08/25 STREETLIGHTS	STREETLIGHTS	543062-53100	\$1,025.36
001	300095	12/29/25	V00060	BOCC	121825-7985-ACH	11/18/25-12/18/25 WATER	WATER	543021-53100	\$152.93
001	942	12/03/25	V00106	COASTAL OUTDOOR SERVICES LLC	2836	SOLAR LIGHTS FOR SIGN	MULCH PLAYGROUND	546227-53908	\$23,981.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN	549936-51301	\$200.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,541.67
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531142-51301	\$950.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	ON-SITE MANAGER-BROOK CHAPMAN	534215-51301	\$5,833.33
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531106-51301	\$1,333.33
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	WEBSITE ADMIN-RETRO BILLING OCTOBER	549936-51301	\$75.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY -RETRO BILLING OCTOBER	531036-51301	\$375.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	ASSESSMENT ROLL	531141-51301	\$416.67
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	ASSESSMENT ROLL-RETRO BILLING OCTOBER	531141-51301	\$416.67
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES	531020-51301	\$100.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES-RETRO BILLING OCTOBER	531020-51301	\$100.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	RECORD STORAGE	531036-51301	\$100.00
001	943	12/03/25	V00023	INFRAMARK LLC	163528	NOV 25-INFRAMARK MANAGEMENT	RECORD STORAGE FEE-RETRO BILLING OCTOBER	531036-51301	\$100.00
001	944	12/03/25	V00103	IPFS CORPORATION	111125-GAA-D81362	INSURANCE MONTHLY PAYMENT	Insurance - General Liability	545002-51325	\$3,343.97
001	945	12/03/25	V00101	SIGNAL 88 FRANCHISE GROUP, INC.	US_94627	ROVING PATROL 10/01/25-10/31/25	SECURITY PATROL	534203-57217	\$975.00
001	950	12/10/25	V00095	BUSINESS OBSERVER	25-03684H	12/05/25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$61.25
001	951	12/10/25	V00023	INFRAMARK LLC	164514	OCT 25-POSTAGE & COPIES	POSTAGE & COPIES	541024-51301	\$39.92
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	ONSITE SERVICES-BROOK CHAPMAN	534215-51301	\$5,833.33
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531142-51301	\$950.00
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,541.67
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$200.00
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-51301	\$1,333.33
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	RECORDING SECRETARY	531036-51301	\$375.00
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	ASSESSMENT SERVICES	531141-51301	\$416.67
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	TECHNOLOGY SERVICES	531020-51301	\$100.00
001	952	12/10/25	V00023	INFRAMARK LLC	165654	DEC 25-INFRAMARK MANAGEMENT	RECORD STORAGE FEE	554020-51301	\$100.00
001	953	12/10/25	V00025	U. S. BANK	7979233	TRUSTEE FEES 11/01/25-10/31/26	TRUSTEE FEES	531045-51301	\$4,256.13
001	954	12/11/25	V00057	BLUE LIFE POOL SERVICE LLC	21388	DEC 2025-POOL SERVICES	POOL CLEANING	531034-57217	\$2,000.00
001	955	12/11/25	V00065	CITY-WIDE CLEANING LLC	19788	NOV 25-CLEANING SERVICES	CLEANING SERVICES	534026-57217	\$835.00
001	956	12/11/25	V00065	CITY-WIDE CLEANING LLC	19787	NOV 25-DOG STATIONS	DOG WASTE STATIONS	552161-57217	\$325.00
001	957	12/11/25	V00106	COASTAL OUTDOOR SERVICES LLC	2887	SOLAR LIGHTS FOR SIGN	SOLAR LIGHTS	546227-53908	\$2,940.00
001	958	12/11/25	V00106	COASTAL OUTDOOR SERVICES LLC	2837	INSTALL 500 YARDS PINE BARK MULCH	PINE BARK MULCH	546246-53908	\$30,000.00
001	959	12/11/25	V00107	DOWN TO EARTH	160638	DEC 25-LANDSCAPE MAINTENANCE CONTRACT	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$27,976.08
001	960	12/11/25	V00075	JOB PEST SERVICES	6141	11/27/25-PEST CONTROL	PARTIAL SPIDER CLEANOUT	534181-57217	\$140.00
001	961	12/11/25	V00075	JOB PEST SERVICES	6065	11/25/25-PEST CONTROL	PARTIAL SPIDER CLEANOUT	534181-57217	\$140.00
001	962	12/11/25	V00077	KINGS POWER WASHING SERVICES	1193	12/01/25-JUNK REMOVAL	JUNK REMOVAL	546922-57217	\$250.00
001	963	12/11/25	V00101	SIGNAL 88 FRANCHISE GROUP, INC.	US_106115	SECURITY PATROL 11/01/25-11/30/25	SECURITY PATROL	534368-57217	\$1,050.00
001	964	12/11/25	V00011	STRALEY ROBIN VERICKER	27442	DISTRICT COUNSEL THROUGH 10/31/25	PROFESSIONAL SERVICES	531146-51301	\$5,750.35
001	965	12/11/25	V00039	SWINE SOLUTIONS	668	NOV 25-MONTHLY TRAPPING SERVICES	TRAPPING FEE	531074-53908	\$1,550.00
001	966	12/11/25	V00102	TAMPA HOLIDAY LIGHTING LLC	7473	12/05/25-HOLIDAY LIGHTS	HOLIDAY LIGHTS	549027-57217	\$3,010.00
001	967	12/17/25	V00044	SUNRISE LANDSCAPE	14 45813	09/30/25-LANDSCAPE MAINTENANCE-FERTILIZER	Landscape Maintenance	546300-53908	\$4,850.00
001	968	12/18/25	V00011	STRALEY ROBIN VERICKER	27616	NOV 25-LEGAL COUNSEL	PROFESSIONAL SERVICES	531146-51301	\$951.00
001	969	12/18/25	V00038	CARLOS DE LA OSSA	CO-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	970	12/18/25	V00019	KELLY ANN EVANS	KE-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	971	12/18/25	V00016	NICHOLAS J. DISTER	ND-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	972	12/18/25	V00024	RYAN MOTKO	RM-121825	BOARD 12/18/25	Supervisor Fees	511100-51301	\$200.00
001	973	12/24/25	V00108	ECO-LOGIC SERVICES LLC	6084	LAKE MAINTENANCE SERVICES	LAKE MAINTENANCE	546995-53908	\$6,770.00

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 12/01/2025 to 12/31/2025

(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
001	974	12/24/25	V00004	STANTEC CONSULTING SERVICES INC	2501415	ENGINEERING SVS THRU 12/9/25	ENGINEERING SERVICES	531147-51301	\$322.00
001	974	12/24/25	V00004	STANTEC CONSULTING SERVICES INC	2501445	ENGINEERING SERVICES THRU 12/16/25	ENGINEERING SERVICES	531147-51301	\$4,006.00
001	975	12/29/25	V00095	BUSINESS OBSERVER	25-03846H	DEC 25-LEGAL ADVERTISING	LEGAL ADVERTISING	548002-51301	\$1,251.24
001	976	12/29/25	V00107	DOWN TO EARTH	158309	NOV 25-INFRAMARK MANAGEMENT	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$27,976.08
001	976	12/29/25	V00107	DOWN TO EARTH	156265	OCT 25-LANDSCAPE MAINTENANCE	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$27,976.08
001	977	12/29/25	V00023	INFRAMARK LLC	166652	NOV 25-INFRAMARK MANAGEMENT	POSTAGE	541024-51301	\$3.70
001	977	12/29/25	V00023	INFRAMARK LLC	166652	NOV 25-INFRAMARK MANAGEMENT	ARTURO G-TOOLS	534349-57217	\$44.04
001	978	12/29/25	V00065	CITY-WIDE CLEANING LLC	19836	DEC 25-PET STATION	PET STATION	552161-57217	\$335.00
001	978	12/29/25	V00065	CITY-WIDE CLEANING LLC	19835	DEC 25-CLEANING SERVICES	CLEANING SERVICES	534026-57217	\$835.00
001	979	12/29/25	V00103	IPFS CORPORATION	121225-GAA-D81362	PAYOFF INSURANCE PAYMENT	Insurance - General Liability	545002-51325	\$30,095.73
001	980	12/29/25	V00075	JOB PEST SERVICES	6205	12/25/25-PEST CONTROL	PEST CONTROL	534181-57217	\$140.00
001	981	12/29/25	V00039	SWINE SOLUTIONS	680	DEC 25-MONTHLY TRAPPING SERVICES	TRAPPING FEE	531074-53908	\$1,550.00
001	DD306	12/29/25	V00081	TRUIST - CC	120225-1411	11/03/25-12/02/25 PURCHASES	TRUIST CC PURCHASES	549410-57217	\$94.51
Fund Total									\$262,155.84

SERIES 2021 DEBT SERVICE FUND - 202

202	946	12/05/25	V00022	BERRY BAY CDD	11072025 1103	SERIES 2021 AND SERIES 2023 TAX ID 11.03.25	SERIES 2021 TAX DIST ID 11.03.25	103200	\$5,154.18
202	947	12/05/25	V00022	BERRY BAY CDD	11142025 1103	SERIES 2021 AND SERIES 2023 TAX ID 11.03.25	SERIES 2021 TAX DIST ID 11.03.25	103200	\$15,221.22
202	948	12/05/25	V00022	BERRY BAY CDD	11212025 1103	SERIES 2021 AND SERIES 2023 TAX ID 11.03.25	SERIES 2021 TAX DIST ID 11.03.25	103200	\$12,906.41
202	949	12/10/25	V00022	BERRY BAY CDD	12052025-1205	SERIES 2021 AND 2023 FY26 TAX DIST ID 12.05.25	SERIES 2021 FY26 TAX DIST ID 12.05.25	103200	\$880,976.96
202	982	12/30/25	V00022	BERRY BAY CDD	12292028-1218	SERIES 2021 AND 2023 FY26 TAX DIST ID 12.18.25	SERIES 2021 FY26 TAX DIST ID 12.18.25	103200	\$17,075.44
Fund Total									\$931,334.21

SERIES 2023 DEBT SERVICE FUND - 203

203	946	12/05/25	V00022	BERRY BAY CDD	11072025 1103	SERIES 2021 AND SERIES 2023 TAX ID 11.03.25	SERIES 2023 TAX DIST ID 11.03.25	103200	\$2,309.83
203	947	12/05/25	V00022	BERRY BAY CDD	11142025 1103	SERIES 2021 AND SERIES 2023 TAX ID 11.03.25	SERIES 2023 TAX DIST ID 11.03.25	103200	\$6,821.34
203	948	12/05/25	V00022	BERRY BAY CDD	11212025 1103	SERIES 2021 AND SERIES 2023 TAX ID 11.03.25	SERIES 2023 TAX DIST ID 11.03.25	103200	\$5,783.96
203	949	12/10/25	V00022	BERRY BAY CDD	12052025-1205	SERIES 2021 AND 2023 FY26 TAX DIST ID 12.05.25	SERIES 2023 FY26 TAX DIST ID 12.05.25	103200	\$394,806.80
203	982	12/30/25	V00022	BERRY BAY CDD	12292028-1218	SERIES 2021 AND 2023 FY26 TAX DIST ID 12.18.25	SERIES 2023 FY26 TAX DIST ID 12.18.25	103200	\$7,652.30
Fund Total									\$417,374.23

Total Checks Paid	\$1,610,864.28
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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
5441	01/06/2026

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
SERVICE MAINTENANCE EQUIPMENT	NEW HOSE FOR FEEDER + LINE FEEDER + PRESSURE GAUGE + VACUUM GAUGE + CLAMP FLOW METER + INSTALLATION	1	380.00	380.00

SUBTOTAL	380.00
TAX	0.00
TOTAL	\$380.00

Accepted By

Signed by:

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Accepted Date

1/13/2026

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Estimate 10213



ADDRESS

Berry Bay
 Berry Bay CDD
 Night Tide Ln
 Wimauma, FL 33598
 United States

DATE 12/29/2025	TOTAL \$725.00
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Picnic Pavilion	All concrete under the pavilion will be cleaned along with tables and chairs.	1	400.00	400.00
	Asphalt parking lot	Asphalt parking area between the pavilion and playground will be rinsed down to remove debris.	1	325.00	325.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln
 Holiday, FL 34691

SUBTOTAL	725.00
TAX	0.00
TOTAL	\$725.00

THANK YOU.

Accepted By

Kollamay Turkoane

Accepted Date



ESTIMATE

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

813-394-1444
www.coastalfence.co

Bill to

Inframark - Berry Bay CCD
Arturo Gandarilla
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

656-245-3775
agandarilla@inframark.com

Estimate Number: 85
Estimate Date: January 13, 2026
Valid Until: February 12, 2026
Grand Total (USD): \$1,017.50

Items	Quantity	Price	Amount
chain link repair at the basketball court- replacing ties from aluminum to steel ties and correct the wire panels that are loose. the rails and fittings are loose also and top , bottom rail are misplaced Some loose post to reconcrete	370	\$2.75	\$1,017.50

Grand Total (USD): \$1,017.50

Signed by:
Rollamay Turkoane 1/15/2026
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Attachments

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Invoice 1217



BILL TO
 Berry Bay
 Night Tide Ln
 Wimauma, FL 33598
 United States
 C/o Inframark
 2005 Pan Am Circle
 Tampa FL 33607

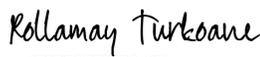
DATE 01/20/2026	PLEASE PAY \$1,223.00	DUE DATE 02/19/2026
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DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Fence cleaning	Exterior CDD fencing on Berry Grove Blvd between Eagle Rock & Marine Grass will be cleaned. See blue highlighted in attached file.	1,100	0.68	748.00
	Fence cleaning	(Add on) north side facing fence along Berry Bay blvd was cleaned. See red highlighted in attached file.	875	0.40	350.00
	Fence repair	Fence was repaired at Berry Bay blvd & Marine Grass. See attached file.		125.00	125.00

Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	1,223.00
TAX	0.00
TOTAL	1,223.00

TOTAL DUE \$1,223.00

Signed by:

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1/21/2026

THANK YOU.

Fiddle Fig Ave

Berry Grove Blvd

Marine Grass Dr

Amelia Dr





9:23



Berry Bay by D.R. Horton, Eagl



Berry Grove Blvd

Bouncy And Agua Play

Blue Azure Dr

Berry Grove Blvd

Night Tide Ln

Ade

Trinity Trading Cards & More

udio

Dollface Lashes Makeup, & Specials



3D





Down to Earth Landscape & Irrigation

PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #138658

Customer Address

Inframark
Jayna Cooper
2005 Pan Am Circle Suite 300
Tampa, Florida 33604
Jayna.Cooper@inframark.com
813-608-8242

Billing Address

Jayna Cooper
Inframark
2005 Pan Am Circle Suite 300
Tampa, FL 33604

Physical Job Address

Berry Bay CDD
4969 Eagle Rock Dr
Wimauma, FL 33589

Job

Irrigation Service Call - Broken
Valve Repair - 1/21/2026

Estimated Job Start Date

January 21, 2026

Proposed By

Sean Malo

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Irrigation Installation				
Irrigation Labor				\$425.00
2" HUNTER STRAIGHT VALVE W/FLOW CONTROL	Each	1	\$301.03	\$301.03
			Subtotal	\$726.03
			Estimated Tax	\$0.00
			Job Total	\$726.03

Got a report of water running at Berry Bay near the Strawberry statue from Alexandra. Went and found a broken valve box cover and the top of the valve was broken off causing the zone to be stuck on. Shut the water off and will have Dan replace the broken part of the valve tomorrow.

Estimates require a 50% deposit to order and schedule any approved work.

Proposed By:

Sean Malo
Down to Earth

01/22/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

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Inframark

1/22/2026

Date

Estimates require a 50% deposit to order and schedule any approved work. The remaining invoice balance is due upon receipt. Pricing on this proposal is good for 30 days from the date created. Actual irrigation repairs will be billed at our standard labor rate plus materials. Any loss or damage from theft, tampering, vandalism, drainage, soil conditions, salt, frost, wildlife, pests, disease, lack of proper maintenance, or acts of God are excluded from this warranty. Additionally, anything underground that cannot be marked by "No Cuts", if damaged, is not covered in the above proposal. Unless specifically quoted, this job only includes an irrigation check. If irrigation services are required, an additional bid will be submitted. If the additional bid is not accepted, DTE is not responsible for loss of materials installed. This proposal is subject to our Terms & Conditions at <https://dtelandscape.com/terms-and-conditions/>.

ESTIMATE

SALVA TREE CUTTING SERVICE

36588 Smithfield Ln
Zephyrhills, FL 335414831

salvastreecuttingservice@gmail.com
+1 (813) 420-8388
www.salvastreecuttingservice.com



Bill to
Berry Bay
2005 Pan Am Circle, suite 300
Tampa fl 33607

Ship to
Berry Bay
2005 Pan Am Circle, suite 300
Tampa fl 33607

Estimate details

Estimate no.: 2025-71
Estimate date: 01/14/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Tree Service	Club house outside 24 Sabal palmetto	394	\$25.00	\$9,850.00
		Club house inside 95 Sabal palmetto			
		Club house inside 2 Bismarck			
		Blue azure 4 Sabal palmetto			
		Berry bay 4 Sabal palmetto			
		Bulevar center 115			
		Bulevar right side towards the inside of the property Berry Grove 94			
		Bulevar left side towards the property exit 56			
Total					\$9,850.00

Accepted date 1/28/2026

Accepted by

Signed by:
Kollamay Turkoane
1F3BE9E795D0415...

Kings Power Washing Services
 1735 Rumar Ln
 Holiday, FL 34691 USA
 info@kingspowerwasher.com
 http://www.kingspowerwasher.com

Estimate 10228



ADDRESS Berry Bay Night Tide Ln Wimauma, FL 33598 United States	DATE	TOTAL
	01/19/2026	\$748.00

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Fence cleaning	Exterior CDD fencing on Berry Grove Blvd between Eagle Rock & Marine Grass will be cleaned.	1,100	0.68	748.00
	Fence cleaning	Any visible algae growth on the CDD exterior fence along Berry Bay will be cleaned.	0	0.58	0.00

Checks are the preferred method of payment, but a bank transfer is adequate. Checks can be sent to 1735 Rumar Ln Holiday, FL 34691

SUBTOTAL	748.00
TAX	0.00
TOTAL	\$748.00

THANK YOU.

Accepted By

Jayna Cooper

Accepted Date

January 28, 2026



Berry Bay CDD

JANUARY FIELD INSPECTION- DOWN TO EARTH

Friday, January 16, 2026

Prepared For Board Of Supervisors

15 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Item 1- Berry Grove Blvd

Due By: Monday, February 2, 2026

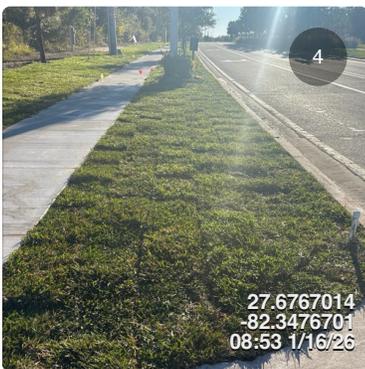
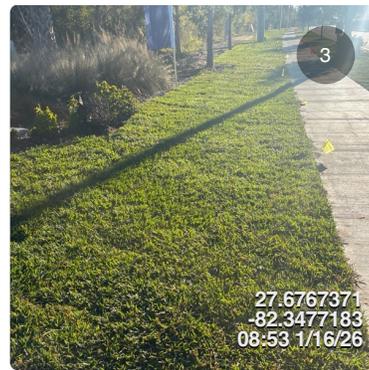
Assigned To: Down To Earth

Entrance on Berry Grove off US 301 (Monument Area):

Ornamental grasses at the entrance should be cut back, as the flowering has died off and seasonal maintenance is needed.

- Exit on Berry Grove onto US 301:

Newly installed turf on the exit side is green, healthy, and establishing well.



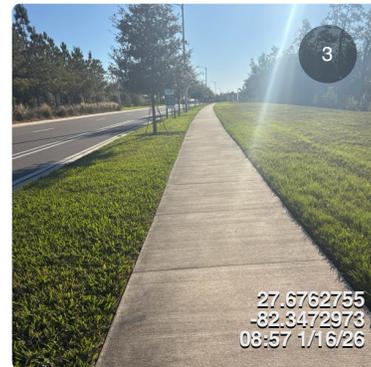
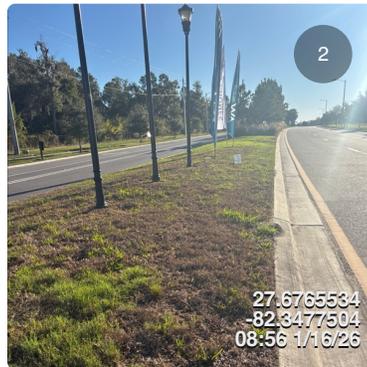
Ornamental grasses are scheduled for cutbacks for 1/26/26

Item 2- Berry Grove Blvd (Turf)

Assigned To: Down To Earth

Berry Bay – Entrance (Center Island / Builder Flag Area):

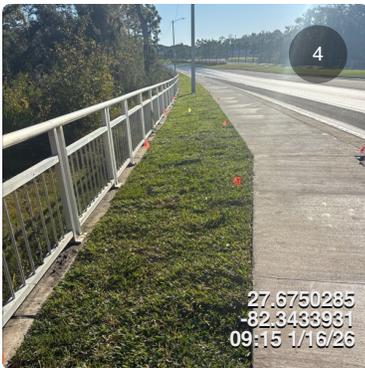
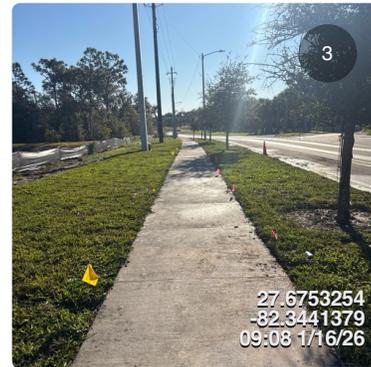
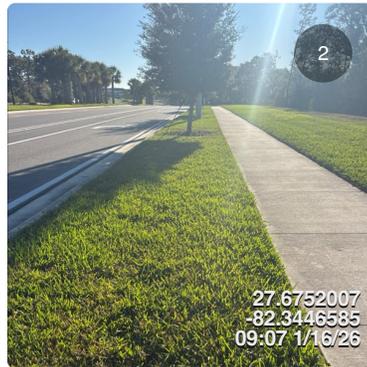
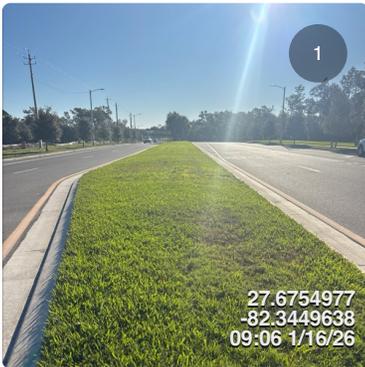
- Turf within the center island is showing gradual improvement and beginning to green up in select areas. This area experienced stress from recent cold fronts and prior site disturbance.
- DTE will continue to monitor turf recovery and routinely inspect irrigation coverage to ensure adequate watering and proper operation.
- Other turf areas throughout the entrance have shown noticeable improvement following recent fertility applications. Continued monitoring will remain in place to support seasonal recovery and uniform coverage.



Item 3- Berry Grove Blvd (Turf)

Assigned To: Down To Earth

- Photos reflect turf areas that are green, healthy, and responding well to current fertility levels.
- Turf was recently treated for weeds, with overall conditions noted as good.
- Recently installed turf in areas of prior utility work is green, healthy, and establishing well.
- DTE will continue to monitor turf conditions throughout Berry Grove Boulevard to ensure proper coverage and continued progress.
- The next scheduled fertility application is planned for the month of February.



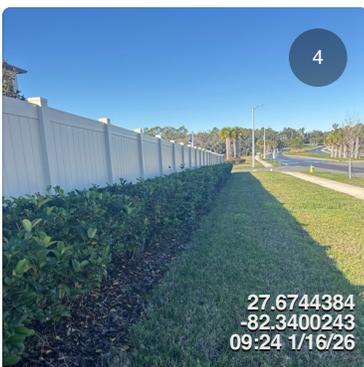
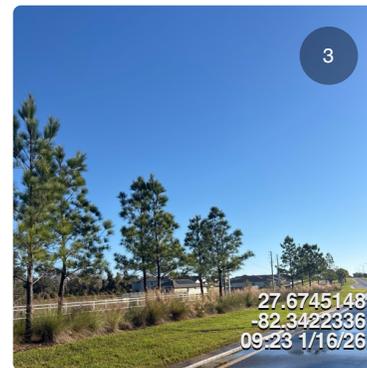
Fert is scheduled for 2/16/26

Item 4- Berry Grove Blvd

Assigned To: Down To Earth

Berry Grove Boulevard – Trees & Shrubs:

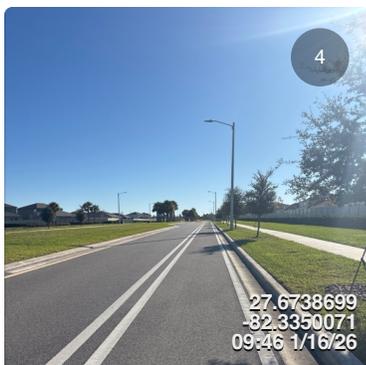
- Oak trees along the boulevard should be selectively trimmed back along the sidewalk, as some canopy growth is encroaching into pedestrian pathways.
- Sabal palms throughout the boulevard are green and healthy. Some older fronds could be removed to improve overall appearance and presentation.
- Pine trees located within the center islands are green, healthy, and being maintained as part of routine landscape care.
- Viburnum hedges along the community fence throughout the boulevard are in good condition and continue to be maintained regularly.



Item 5- Berry Grove Blvd

Assigned To: Down To Earth

- Pine trees and ornamental grasses throughout the boulevard approaching the roundabout are green, healthy, and well-maintained.
- Photos indicate continued turf improvement following recent fertility applications. Turf was also treated for weeds.
- **Areas that previously showed stress are beginning to recover, with visible greening and improved overall appearance.**
- Sidewalks throughout the area are clean, neatly edged, and free of weeds.
- Firebush, viburnum, and sabal palms along the community fence are green, healthy, and being properly maintained.
- **Palm trees will be scheduled for routine pruning to enhance overall appearance and presentation.**
- The final photo provides a wide-angle view of the boulevard, illustrating overall landscape condition and turf recovery.



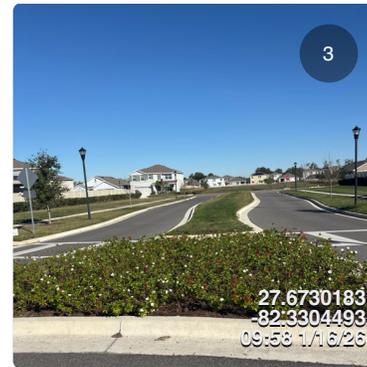
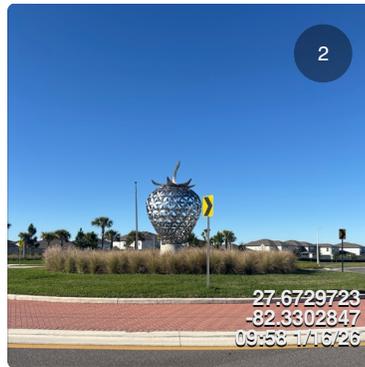
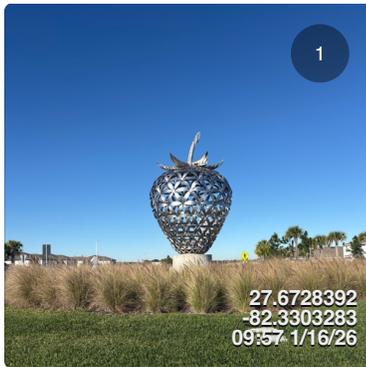
Item 6- Berry Roundabout

Due By: Monday, February 2, 2026

Assigned To: Down To Earth

Ornamental grasses within the roundabout should be cut back, as the flowering cycle has completed and seasonal maintenance is needed.

- Turf surrounding the roundabout is green, healthy, and showing good fertility response.
- Seasonal flowers within the roundabout have reached the end of their current cycle and will be scheduled for replacement in accordance with the community's seasonal planting rotation.



Item 7- Berry Grove Blvd (Turf)

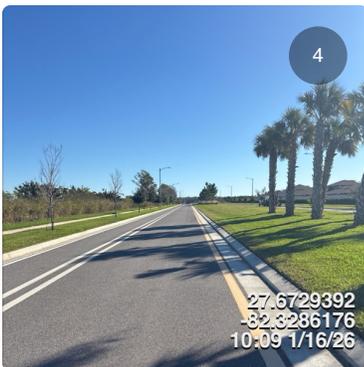
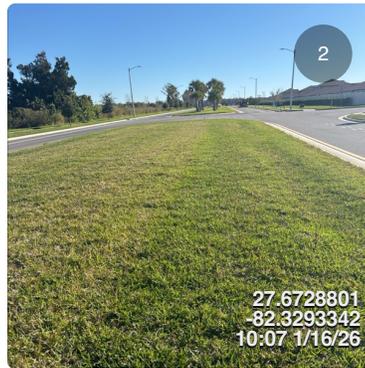
Assigned To: Down To Earth

Berry Grove Boulevard – Past Roundabout Toward Berry Bay 2 Section:

- Turf along this section has shown significant improvement in fertility and overall health.

Some areas will continue to be monitored to ensure consistent coverage and ongoing recovery.

- Recent cold fronts have impacted turf coloration in certain spots, but overall turf is greening up and establishing well.
- The final photo provides a wide-angle view of the turf along this stretch of the boulevard.
- Trees in this area showing leaf loss are experiencing normal seasonal changes and remain healthy. Full leaf recovery is expected as the season progresses.



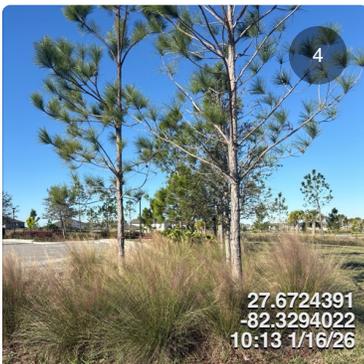
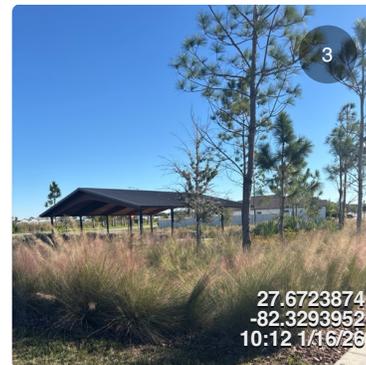
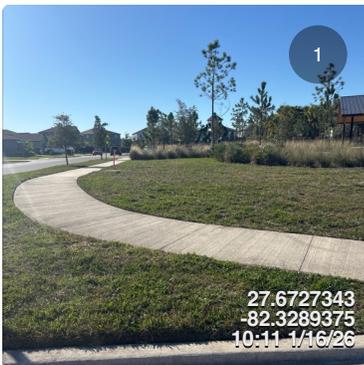
Item 8- Clubhouse Pavilion

Due By: Monday, February 2, 2026

Assigned To: Down To Earth

Clubhouse Landscape Areas – Picnic Pavilion:

- Turf surrounding the picnic pavilion is beginning to recover and show improvement. Some areas are still progressing due to impacts from recent cold fronts and minor irrigation challenges earlier in the season. The next scheduled fertility application is planned for February.
- Ornamental grasses and other plant material throughout the clubhouse landscape areas will be cut back as their flowering cycle has completed, in line with seasonal maintenance practices.

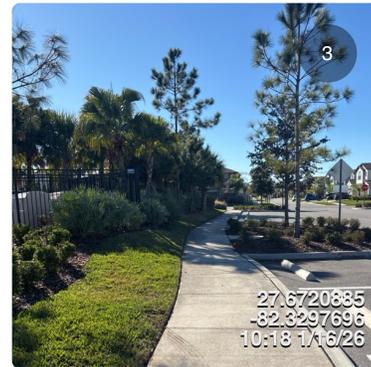


Item 9- Clubhouse

Assigned To: Down To Earth

Clubhouse Landscape Areas – Front and Side:

- Turf and landscape material in front of and along the sides of the clubhouse are green, healthy, and well-maintained.
- Plant material is in good condition, with minor seasonal changes due to recent cold weather.
- Overall, this area is being properly maintained and presents a healthy, attractive appearance.



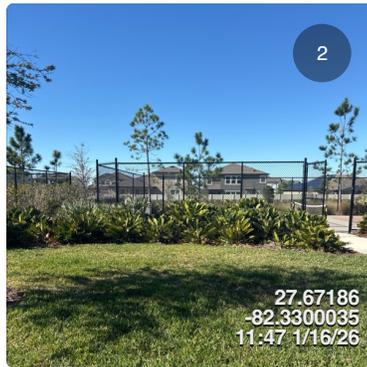
Item 10- Dog Park- Basketball And Pickleball Court

Due By: Monday, February 2, 2026

Assigned To: Down To Earth

Dog Park Area & Basketball/Pickleball Courts

- Turf: Healthy and consistent throughout, with minor wear from dog traffic.
- Plant Material: Maintained and showing expected seasonal changes.
- **Ornamental Grasses: Throughout the clubhouse parking lot and around courts, grasses need to be cut back as flowering has ended or is dying.**
- **Specific Plant Issues: Plant material in front of the basketball court is browning and declining. Remove dead sections; replace plants if the decline is extensive.**
- Trees: Green, thriving, and properly maintained.



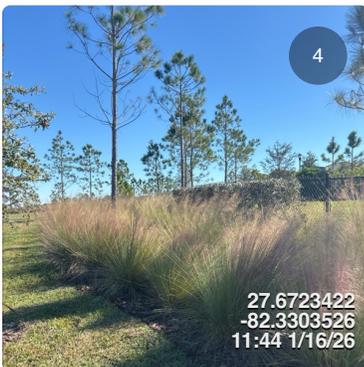
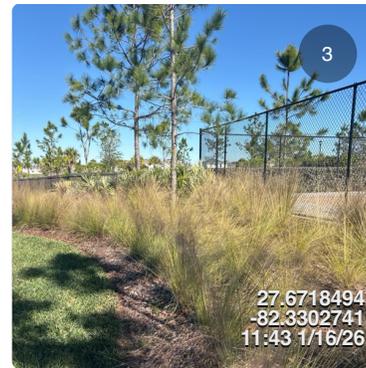
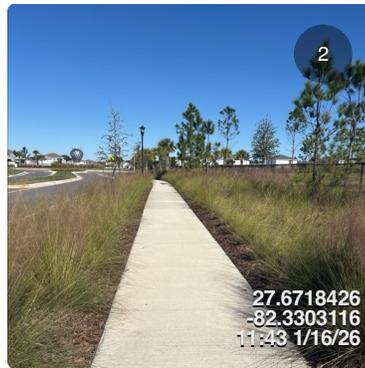
Item 11- Juniper Cove

Due By: Monday, February 2, 2026

Assigned To: Down To Earth

Recreation Amenities Area (Rear of Dog Park, Basketball Court, and Pickleball Courts)

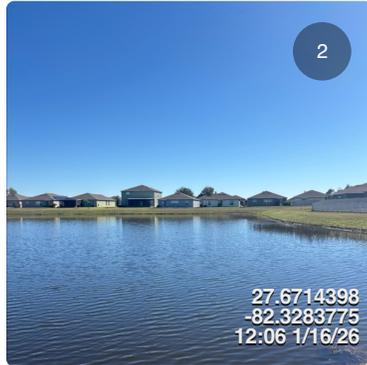
- **Turf:** Showing improvement following recent fertility applications. DTE will continue to monitor turf conditions in this area and throughout Berry Bay.
- Plant Material: Maintained with normal seasonal transition.
- **Ornamental Grasses:** Throughout the area, grasses should be cut back as flowering has ended.
- Trees: Green, healthy, and maintained, with normal seasonal changes noted.



Item 12- Pond 7

Assigned To: Eco Logic

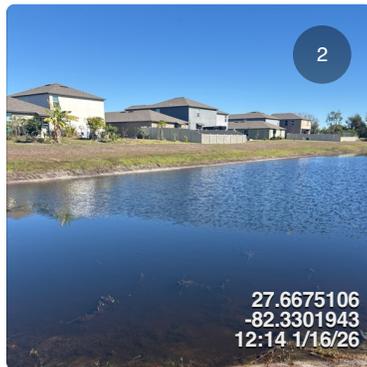
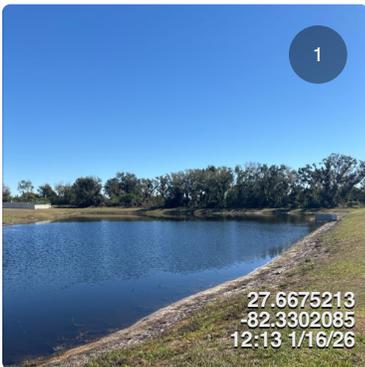
The pond is well maintained.



Item 13- Pond 9

Assigned To: Eco Logic

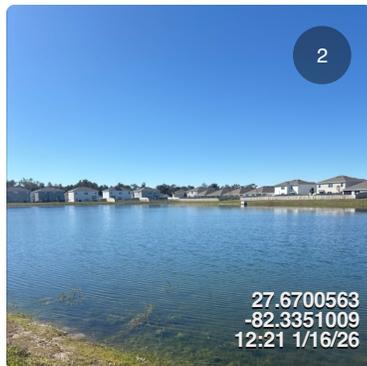
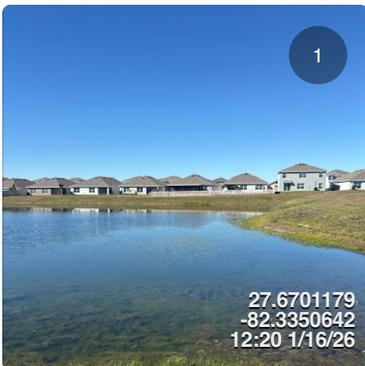
The pond is well maintained



Item 14- Pond 13

Assigned To: Eco Logic

The pond was treated for filamentous algae, which has now died off



Item 15- Pond 12

Assigned To: Eco Logic

The pond is well maintained.

