

Berry Bay Community Development District

March 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

Regular Meeting Agenda

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

The Regular Meeting of the **Berry Bay Community Development District** will be held **March 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. Fiscal Year 2025 Final Audit
- B. Master Report of the District Engineer – 2026 Expansion Parcel *(under separate cover)*
- C. Master Assessment Methodology Report – 2026 Expansion Parcel *(under separate cover)*
- D. Consideration of Resolution 2026-08; Declaring Special Assessments (2026 Expansion Parcel)
- E. Consideration of Resolution 2026-09; Setting Public Hearing (2026 Expansion Parcel) (April 9th)
- F. Amended/Restated Supplemental Report of the Engineer – Assessment Area 4
- G. Amended/Restated Supplemental Assessment Methodology Report – Assessment Area 4
- H. Acceptance of Quit Claim Bill of Sale – Village C
- I. Ratification of Special Warranty Deed – Village C

4. CONSENT AGENDA

- A. Approval of Minutes of the February 08, 2025, Regular Meeting
- B. Consideration of Operation and Maintenance January 2026
- C. Acceptance of the Financials and Approval of the Check Register for January 2026
- D. Ratification of Down to Earth – First Addendum
- E. Ratification of Down to Earth Proposal #139680 (\$33,327.50)
- F. Ratification of Down to Earth Proposal #137520 (\$510.00)
- G. Ratification of City-Wide Cleaning L.L.C. Proposal

5. STAFF REPORTS

- A. District Counsel
- B. District Engineer
- C. District Manager
 - i. Field Inspections Report
 - ii. Lake Maintenance Service Report

6. BOARD OF SUPERVISORS REQUESTS AND COMMENTS

7. ADJOURNMENT

**BERRY BAY
COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
FINANCIAL REPORT
FOR THE FISCAL YEAR ENDED
SEPTEMBER 30, 2025**

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

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INDEPENDENT AUDITOR'S REPORT

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

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities and each major fund of Berry Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements as listed in the table of contents.

In our opinion, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities and each major fund of the District, as of September 30, 2025, and the respective changes in financial position thereof for the fiscal year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

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

Responsibilities of Management for the Financial Statements

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

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

Auditor's Responsibilities for the Audit of the Financial Statements

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

In performing an audit in accordance with GAAS, we:

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

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

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and budgetary comparison information be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board, who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Other Information Included in the Financial Report

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

Other Reporting Required by Government Auditing Standards

In accordance with *Government Auditing Standards*, we have also issued our report dated February 6, 2026, on our consideration of the District's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the District's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the District's internal control over financial reporting and compliance.

February 6, 2026

MANAGEMENT'S DISCUSSION AND ANALYSIS

Our discussion and analysis of Berry Bay Community Development District, Hillsborough County, Florida ("District") provides a narrative overview of the District's financial activities for the fiscal year ended September 30, 2025. Please read it in conjunction with the District's Independent Auditor's Report, basic financial statements, accompanying notes and supplementary information to the basic financial statements.

FINANCIAL HIGHLIGHTS

- The assets of the District exceeded its liabilities at the close of the most recent fiscal year resulting in a net position balance of \$4,575,700.
- The change in the District's total net position in comparison with the prior fiscal year was \$194,064, an increase. The key components of the District's net position and change in net position are reflected in the table in the government-wide financial analysis section.
- At September 30, 2025, the District's governmental funds reported combined ending fund balances of \$1,793,399, a decrease of (\$87,997) in comparison with the prior fiscal year. A portion of the fund balance is restricted for debt service and capital projects, nonspendable for prepaid items, and the remainder is unassigned fund balance which is available for spending at the District's discretion.

OVERVIEW OF FINANCIAL STATEMENTS

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

Government-Wide Financial Statements

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

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

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

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

Fund Financial Statements

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

OVERVIEW OF FINANCIAL STATEMENTS (Continued)

Governmental Funds

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

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

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

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

Notes to the Financial Statements

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS

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

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

	NET POSITION	
	SEPTEMBER 30,	
	2025	2024
Assets, excluding capital assets	\$ 1,900,975	\$ 1,905,770
Capital assets, net of depreciation	28,273,870	26,031,253
Total assets	30,174,845	27,937,023
Current liabilities	556,090	427,879
Long-term liabilities	25,043,055	23,127,508
Total liabilities	25,599,145	23,555,387
Net Position		
Net investment in capital assets	3,230,815	2,903,745
Restricted	1,293,201	1,236,633
Unrestricted	51,684	241,258
Total net position	\$ 4,575,700	\$ 4,381,636

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

GOVERNMENT-WIDE FINANCIAL ANALYSIS (Continued)

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

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

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

	CHANGES IN NET POSITION FOR THE FISCAL YEAR ENDED SEPTEMBER 30,	
	2025	2024
Revenues:		
Program revenues		
Charges for services	\$ 2,699,867	\$ 2,755,026
Operating grants and contributions	76,148	74,798
Capital grants and contributions	26,363	116,038
General revenues	16,993	2,829
Total revenues	<u>2,819,371</u>	<u>2,948,691</u>
Expenses:		
General government	227,193	187,005
Maintenance and operations	1,017,403	718,555
Parks and recreation	65,208	-
Bond issuance costs	241,625	-
Interest	1,073,878	972,428
Total expenses	<u>2,625,307</u>	<u>1,877,988</u>
Change in net position	194,064	1,070,703
Net position - beginning	4,381,636	3,310,933
Net position - ending	<u>\$ 4,575,700</u>	<u>\$ 4,381,636</u>

As noted above and in the statement of activities, the cost of all governmental activities during the fiscal year ended September 30, 2025, was \$2,625,307. The costs of the District's activities were partially funded by program revenues. Program revenues are comprised primarily of special assessments, as well as interest income. In total, expenses increased from the prior fiscal year, the majority of the increase was the result of an increase in landscape maintenance, utilities, and recreations expenses, as well as bond issuance costs.

GENERAL BUDGETING HIGHLIGHTS

An operating budget was adopted and maintained by the governing board for the District pursuant to the requirements of Florida Statutes. The budget is adopted using the same basis of accounting that is used in preparation of the fund financial statements. The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$310,401.

CAPITAL ASSETS AND DEBT ADMINISTRATION

Capital Assets

At September 30, 2025, the District had \$28,273,870 invested in capital assets for its governmental activities. No depreciation has been taken as the assets are still under construction. More detailed information about the District's capital assets is presented in the notes of the financial statements.

Capital Debt

At September 30, 2025, the District had \$24,945,000 in Bonds outstanding for its governmental activities. More detailed information about the District's capital debt is presented in the notes of the financial statements.

ECONOMIC FACTORS AND NEXT YEAR'S BUDGET

For the subsequent fiscal year, the District anticipates that the cost of general operations will increase as the District is built out.

CONTACTING THE DISTRICT'S FINANCIAL MANAGEMENT

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

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

	Governmental Activities
ASSETS	
Cash	\$ 151,253
Prepaid items	5,191
Restricted assets:	
Investments	1,744,531
Capital assets:	
Nondepreciable	28,273,870
Total assets	30,174,845
 LIABILITIES	
Accounts payable and accrued expenses	107,576
Accrued interest payable	448,514
Non-current liabilities:	
Due within one year	530,000
Due in more than one year	24,513,055
Total liabilities	25,599,145
 NET POSITION	
Net investment in capital assets	3,230,815
Restricted for debt service	1,086,884
Restricted for capital projects	206,317
Unrestricted	51,684
Total net position	\$ 4,575,700

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Functions/Programs	Expenses	Program Revenues			Net (Expense) Revenue and Changes in Net Position
		Charges for Services	Operating Grants and Contributions	Capital Grants and Contributions	Governmental Activities
Primary government:					
Governmental activities:					
General government	\$ 227,193	\$ 227,193	\$ -	\$ -	\$ -
Maintenance and operations	1,017,403	876,044	-	26,363	(114,996)
Parks and recreation	65,208	-	-	-	(65,208)
Bond issuance costs	241,625	-	-	-	(241,625)
Interest on long-term debt	1,073,878	1,596,630	76,148	-	598,900
Total governmental activities	2,625,307	2,699,867	76,148	26,363	177,071
General revenues:					
					4,010
					12,983
					16,993
					194,064
					4,381,636
					\$ 4,575,700

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
ASSETS				
Cash	\$ 151,253	\$ -	\$ -	\$ 151,253
Investments	-	1,538,214	206,317	1,744,531
Due from other funds	2,816	-	-	2,816
Prepaid items	5,191	-	-	5,191
Total assets	<u>\$ 159,260</u>	<u>\$ 1,538,214</u>	<u>\$ 206,317</u>	<u>\$ 1,903,791</u>
LIABILITIES AND FUND BALANCES				
Liabilities:				
Accounts payable and accrued expenses	\$ 107,576	\$ -	\$ -	\$ 107,576
Due to other funds	-	2,816	-	2,816
Total liabilities	<u>107,576</u>	<u>2,816</u>	<u>-</u>	<u>110,392</u>
Fund balances:				
Nonspendable:				
Prepaid items	5,191	-	-	5,191
Restricted for:				
Debt service	-	1,535,398	-	1,535,398
Capital projects	-	-	206,317	206,317
Unassigned	46,493	-	-	46,493
Total fund balances	<u>51,684</u>	<u>1,535,398</u>	<u>206,317</u>	<u>1,793,399</u>
Total liabilities and fund balances	<u>\$ 159,260</u>	<u>\$ 1,538,214</u>	<u>\$ 206,317</u>	<u>\$ 1,903,791</u>

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET –
GOVERNMENTAL FUNDS TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2025**

Total fund balances - governmental funds \$ 1,793,399

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

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

Cost of capital assets	28,273,870	
Accumulated depreciation	-	28,273,870

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

Accrued interest payable	(448,514)	
Unamortized original issue discount	18,311	
Unamortized original issue premium	(116,366)	
Bonds payable	(24,945,000)	(25,491,569)
Net position of governmental activities		<u>\$ 4,575,700</u>

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Major Funds			Total Governmental Funds
	General	Debt Service	Capital Projects	
REVENUES				
Assessments	\$ 1,103,237	\$ 1,596,630	\$ -	\$ 2,699,867
Interest income	4,010	76,148	26,363	106,521
Miscellaneous	12,983	-	-	12,983
Total revenues	<u>1,120,230</u>	<u>1,672,778</u>	<u>26,363</u>	<u>2,819,371</u>
EXPENDITURES				
Current:				
General government	227,193	-	-	227,193
Maintenance and operations	1,017,403	-	-	1,017,403
Parks and recreation	65,208	-	-	65,208
Debt Service:				
Principal	-	510,000	-	510,000
Interest	-	1,032,760	-	1,032,760
Bond cost of issuance	-	-	241,625	241,625
Capital outlay	-	-	2,242,617	2,242,617
Total expenditures	<u>1,309,804</u>	<u>1,542,760</u>	<u>2,484,242</u>	<u>5,336,806</u>
Excess (deficiency) of revenues over (under) expenditures	(189,574)	130,018	(2,457,879)	(2,517,435)
OTHER FINANCING SOURCES (USES)				
Interfund transfers in (out)	-	(246,191)	246,191	-
Original issue discount	-	-	(5,562)	(5,562)
Bond proceeds	-	81,232	2,353,768	2,435,000
Total other financing sources (uses)	<u>-</u>	<u>(164,959)</u>	<u>2,594,397</u>	<u>2,429,438</u>
Net change in fund balances	(189,574)	(34,941)	136,518	(87,997)
Fund balances - beginning	<u>241,258</u>	<u>1,570,339</u>	<u>69,799</u>	<u>1,881,396</u>
Fund balances - ending	<u>\$ 51,684</u>	<u>\$ 1,535,398</u>	<u>\$ 206,317</u>	<u>\$ 1,793,399</u>

See notes to the financial statements

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

Net change in fund balances - total governmental funds	\$	(87,997)
Amounts reported for governmental activities in the statement of activities are different because:		
Governmental funds report capital outlays as expenditures, however, in the statement of activities, the cost of those assets is eliminated and capitalized in the statement of net position.		2,242,617
Repayment of long-term liabilities are reported as expenditures in the governmental fund financial statements, but such repayments reduce liabilities in the statement of net position and are eliminated in the statement of activities.		510,000
Governmental funds report debt proceeds as financial resources when debt is first issued, whereas these amounts are eliminated in the statement of activities and recognized as long-term liabilities in the statement of net position.		(2,435,000)
In connection with the issuance of the Bonds, the original issue discount is reported as a financing source when debt is first issued, whereas this amount is eliminated in the statement of activities and decreases long-term liabilities in the statement of net position.		5,562
Expenses reported in the statement of activities that do not require the use of current financial resources are not reported as expenditures in the funds. The details of the differences are as follows:		
Amortization of original issue premium		4,548
Amortization of original issue discount		(657)
Change in accrued interest		(45,009)
Change in net position of governmental activities	\$	<u>194,064</u>

See notes to the financial statements

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

NOTE 1 – NATURE OF ORGANIZATION AND REPORTING ENTITY

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

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

The District is governed by the Board of Supervisors ("Board"), which is composed of five members. The Supervisors are elected by the owners of the property within the District. The Board of Supervisors of the District exercise all powers granted to the District pursuant to Chapter 190, Florida Statutes. At September 30, 2025, three of the Board members are affiliated with Eisenhower Property Group (the "Developer"), one with Lennar Homes, LLC, and one with MI Homes.

The Board has the responsibility for:

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Government-Wide and Fund Financial Statements

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Measurement Focus, Basis of Accounting and Financial Statement Presentation

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

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

Assessments

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

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

The District reports the following major governmental funds:

General Fund

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

Debt Service Fund

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

Capital Projects Fund

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity

Restricted Assets

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

Deposits and Investments

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

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

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

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

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

Inventories and Prepaid Items

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

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

Capital Assets

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Unearned Revenue

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

Long-Term Obligations

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

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

Deferred Outflows/Inflows of Resources

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

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

Fund Equity/Net Position

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

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

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

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

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

NOTE 2 – SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (Continued)

Assets, Liabilities and Net Position or Equity (Continued)

Fund Equity/Net Position (Continued)

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

Other Disclosures

Use of Estimates

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

NOTE 3 – BUDGETARY INFORMATION

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

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

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

NOTE 4 – DEPOSITS AND INVESTMENTS

Deposits

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

NOTE 4 – DEPOSITS AND INVESTMENTS (Continued)

Investments (Continued)

The District's investments were held as follows at September 30, 2025:

	Amortized cost	Credit Risk	Maturities
US Bank Money Market	\$ 72,923	N/A	Not available
First American Treasury Oblig Fd Cl Y	925,236	S&P AAAm	48 days
First American Government Oblig Fd Cl Y	746,372	S&P AAAm	45 days
Total Investments	<u>\$ 1,744,531</u>		

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

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

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

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

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

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

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

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

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

NOTE 5 – INTERFUND TRANSFERS

Interfund transfers for the fiscal year ended September 30, 2025 were as follows:

Fund	Transfer in	Transfer out
Debt Service	\$ -	\$ 246,191
Capital projects	246,191	-
Total	<u>\$ 246,191</u>	<u>\$ 246,191</u>

Transfers are used to move revenues from the fund where collection occurs to the fund where funds have been reallocated for use. In the case of the District, transfers from the debt service fund to the capital projects fund were made in accordance with the Bond Indentures. During the current fiscal year, the majority of the transfers are comprised of \$223,038 transferred from the Series 2023 reserve account into the Series 2023 acquisition and construction account in accordance with the recognition of the reserve release conditions #1 having been met during the current fiscal year.

NOTE 6 – CAPITAL ASSETS

Capital asset activity for the fiscal year ended September 30, 2025 was as follows:

	Beginning Balance	Additions	Reductions	Ending Balance
<u>Governmental activities</u>				
Capital assets, not being depreciated				
Construction in progress	\$ 26,031,253	\$ 2,242,617	\$ -	\$ 28,273,870
Total capital assets, not being depreciated	26,031,253	2,242,617	-	28,273,870
Governmental activities capital assets, net	<u>\$ 26,031,253</u>	<u>\$ 2,242,617</u>	<u>\$ -</u>	<u>\$ 28,273,870</u>

The infrastructure intended to serve the District has been estimated at a total cost of approximately \$37,480,000 and will be developed in phases. A portion of the project costs was expected to be financed with the proceeds from the issuance of Bonds with the remainder to be funded by the Developer and conveyed to the District. Upon completion, certain infrastructure improvements are to be conveyed to others for ownership and maintenance responsibilities.

The Developer is managing the construction project, therefore the majority of the constructed infrastructure in prior years was acquired from the Developer. In the current fiscal year, the District paid the Developer approximately \$2,242,617 for the acquisition of infrastructure improvements using proceeds from Bonds.

NOTE 7 – LONG-TERM LIABILITIES

Series 2021

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

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

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this occurred during a previous year as the reserve release conditions #1 were met which reduced the reserve requirement to 50% of the original Series 2021 reserve requirement amount. The District was in compliance with the requirements at September 30, 2025.

Series 2023

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

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

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Series 2023 (Continued)

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this occurred during the current fiscal year as the reserve release conditions #1 were met which reduced the reserve requirement to 50% of the original Series 2023 reserve requirement amount. The District was in compliance with the requirements at September 30, 2025.

Series 2024

On October 24, 2024, the District issued \$2,435,000 of Special Assessment Revenue Bonds, Series 2024, consisting of multiple term bonds with due dates ranging from May 1, 2031 to May 1, 2054, and interest rates ranging from 4.25% - 5.35%. The Bonds were issued to finance the costs of acquisition of the Assessment Area Three Project. Interest is to be paid semiannually on each May 1 and November 1, commencing May 1, 2025. Principal on the Bonds is to be paid serially commencing May 1, 2025, through May 1, 2054.

The Series 2024 Bonds are subject to redemption at the option of the District prior to their maturity. The Bonds are also subject to extraordinary mandatory redemption prior to maturity by the Issuer in whole or in part, if certain events occur as outlined in the Bond Indenture.

The Bond Indenture established a debt service reserve requirement as well as other restrictions and requirements relating principally to the use of proceeds to pay for the infrastructure improvements and the procedures to be followed by the District on assessments to property owners. The District agrees to levy special assessments in annual amounts adequate to provide payment of debt service and to meet the reserve requirements. Upon satisfaction of certain conditions, a portion of the original reserve requirements will be transferred to the acquisition and construction trust account to pay for project costs in accordance with the bond indenture; this did not occur during the current fiscal year. The District was in compliance with the requirements at September 30, 2025.

Long-term Debt Activity

Changes in long-term liability activity for the fiscal year ended September 30, 2025 were as follows:

	Beginning Balance	Additions	Reductions	Ending Balance	Due Within One Year
<u>Governmental activities</u>					
Series 2021	\$ 16,680,000	\$ -	\$ 380,000	\$ 16,300,000	\$ 390,000
Plus: Bond premium	120,914	-	4,548	116,366	-
Series 2023	6,340,000	-	95,000	6,245,000	100,000
Less: Original issue discount	(13,406)	-	(472)	(12,934)	-
Series 2024	-	2,435,000	35,000	2,400,000	40,000
Less: Original issue discount	-	(5,562)	(185)	(5,377)	-
Total	<u>\$ 23,127,508</u>	<u>\$ 2,429,438</u>	<u>\$ 513,891</u>	<u>\$ 25,043,055</u>	<u>\$ 530,000</u>

NOTE 7 – LONG-TERM LIABILITIES (Continued)

Long-term Debt Activity (Continued)

At September 30, 2025, the scheduled debt service requirements on the long-term debt were as follows:

Year ending September 30:	Governmental Activities		
	Principal	Interest	Total
2026	\$ 530,000	\$ 1,076,434	\$ 1,606,434
2027	550,000	1,059,871	1,609,871
2028	565,000	1,040,659	1,605,659
2029	590,000	1,020,903	1,610,903
2030	605,000	1,000,234	1,605,234
2031-2035	3,420,000	4,635,613	8,055,613
2036-2040	4,200,000	3,870,331	8,070,331
2041-2045	5,190,000	2,784,964	7,974,964
2046-2050	6,520,000	1,474,160	7,994,160
2051-2054	2,775,000	232,135	3,007,135
Total	<u>\$ 24,945,000</u>	<u>\$ 18,195,304</u>	<u>\$ 43,140,304</u>

NOTE 8 – DEVELOPER TRANSACTIONS

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

NOTE 9 – CONCENTRATION

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

NOTE 10 – MANAGEMENT COMPANY

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

NOTE 11 – RISK MANAGEMENT

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

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
SCHEDULE OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - BUDGET AND ACTUAL – GENERAL FUND
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025**

	Budgeted Amounts		Actual Amounts	Variance with Final Budget - Positive (Negative)
	Original	Final		
REVENUES				
Assessments	\$ 1,101,075	\$ 1,101,075	\$ 1,103,237	\$ 2,162
Interest	-	-	4,010	4,010
Miscellaneous revenue	-	-	12,983	12,983
Total revenues	1,101,075	1,101,075	1,120,230	19,155
EXPENDITURES				
Current:				
General government	239,775	231,896	227,193	4,703
Maintenance and operations	724,000	1,042,280	1,017,403	24,877
Parks and recreation	137,300	137,300	65,208	72,092
Total expenditures	1,101,075	1,411,476	1,309,804	101,672
Excess (deficiency) of revenues over (under) expenditures	-	(310,401)	(189,574)	120,827
Other Financing Sources (Uses)				
Use of fund balance	-	310,401	-	(310,401)
Total other financing sources (uses)	-	310,401	-	(310,401)
Net change in fund balance	\$ -	\$ -	(189,574)	\$ (189,574)
Fund balance - beginning			241,258	
Fund balance - ending			\$ 51,684	

See notes to required supplementary information

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

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

The legal level of budgetary control, the level at which expenditures may not exceed budget, is in the aggregate. Any budget amendments that increase the aggregate budgeted appropriations must be approved by the Board of Supervisors. The general fund budget for the fiscal year ended September 30, 2025 was amended to increase appropriations by \$310,401.

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
HILLSBOROUGH COUNTY, FLORIDA
OTHER INFORMATION – DATA ELEMENTS
REQUIRED BY FL STATUTE 218.39(3)(C)
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025
UNAUDITED**

<u>Element</u>	<u>Comments</u>
Number of District employees compensated in the last pay period of the District's fiscal year being reported.	0
Number of independent contractors compensated to whom nonemployee compensation was paid in the last month of the District's fiscal year being reported.	7
Employee compensation	\$0
Independent contractor compensation	\$15,588
Construction projects to begin on or after October 1; (>\$65k)	not applicable
Budget variance report	See the Schedule of Revenues, Expenditures and Changes in Fund Balance - Budget and Actual - General Fund
Ad Valorem taxes;	Not applicable
Non ad valorem special assessments;	
Special assessment rate	Operations and maintenance - \$998.60 - \$1,497.90 Debt service - \$1,276.18 - \$2,073.77
Special assessments collected	\$2,699,867
Outstanding Bonds:	
Series 2021	\$16,300,000
Series 2023	\$6,245,000
Series 2024	\$2,400,000



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

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

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards issued by the Comptroller General of the United States, the financial statements of the governmental activities and each major fund of Berry Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and the related notes to the financial statements, which collectively comprise the District's basic financial statements, and have issued our opinion thereon dated February 6, 2026.

Report on Internal Control Over Financial Reporting

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

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

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

Report on Compliance and Other Matters

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

Purpose of this Report

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

February 6, 2026



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

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

We have examined Berry Bay Community Development District, Hillsborough County, Florida's ("District") compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida for the fiscal year ended September 30, 2025. Management is responsible for the District's compliance with those requirements. Our responsibility is to express an opinion on the District's compliance based on our examination.

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

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

In our opinion, the District complied, in all material respects, with the aforementioned requirements for the fiscal year ended September 30, 2025.

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

February 6, 2026



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

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

Report on the Financial Statements

We have audited the accompanying basic financial statements of Berry Bay Community Development District, Hillsborough County, Florida ("District") as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 6, 2026.

Auditor's Responsibility

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

Other Reporting Requirements

We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards*; and Independent Auditor's Report on an examination conducted in accordance with *AICPA Professional Standards*, AT-C Section 315, regarding compliance requirements in accordance with Chapter 10.550, Rules of the Auditor General. Disclosures in those reports, which are dated February 6, 2026, should be considered in conjunction with this management letter.

Purpose of this Letter

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

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

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

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

February 6, 2026

REPORT TO MANAGEMENT

I. CURRENT YEAR FINDINGS AND RECOMMENDATIONS

None

II. PRIOR YEAR FINDINGS AND RECOMMENDATIONS

None

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

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

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

There were no significant findings and recommendations made in the preceding annual financial audit report for the fiscal year ended September 30, 2024.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported for the fiscal year ended September 30, 2025.

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

There were no such matters discovered by, or that came to the attention of, the auditor, to be reported, for the fiscal year ended September 30, 2025.

4. The name or official title and legal authority of the District are disclosed in the notes to the financial statements.

5. The District has not met any of the financial emergency conditions described in Section 218.503(1), Florida Statutes.

6. We applied financial condition assessment procedures, and no deteriorating financial conditions were noted as of September 30, 2025. It is management's responsibility to monitor financial condition, and our financial condition assessment was based in part on representations made by management and the review of financial information provided by same.

7. Management has provided the specific information required by Section 218.39(3)(c) in the Other Information section of the financial statements on page 24.



February 6, 2026

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

We have audited the financial statements of Berry Bay Community Development District (“District”) as of and for the fiscal year ended September 30, 2025, and have issued our report thereon dated February 6, 2026. Professional standards require that we advise you of the following matters relating to our audit.

We have also examined the District’s compliance with the requirements of Section 218.415, Florida Statutes, in accordance with Rule 10.556(10) of the Auditor General of the State of Florida during the fiscal year ended September 30, 2025 which was conducted in accordance with attestation standards established by the American Institute of Certified Public Accountants.

Our Responsibility in Relation to the Financial Statement Audit

Our responsibility, as described by professional standards, is to form and express an opinion(s) about whether the financial statements that have been prepared by management with your oversight are presented fairly, in all material respects, in accordance with accounting principles generally accepted in the United States of America. Our audit of the financial statements does not relieve you or management of your respective responsibilities.

Our responsibility, as prescribed by professional standards, is to plan and perform our audit to obtain reasonable, rather than absolute, assurance about whether the financial statements are free of material misstatement. An audit of financial statements includes consideration of internal control over financial reporting as a basis for designing audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity’s internal control over financial reporting. Accordingly, as part of our audit, we considered the internal control of the District solely for the purpose of determining our audit procedures and not to provide any assurance concerning such internal control.

We are also responsible for communicating significant matters related to the audit that are, in our professional judgment, relevant to your responsibilities in overseeing the financial reporting process.

However, we are not required to design procedures for the purpose of identifying other matters to communicate to you.

Any findings regarding significant deficiencies or material weaknesses in internal control over financial reporting, material noncompliance, or other matters noted during our audit, **if any**, are communicated in separate reports included in the District’s financial report—titled *Independent Auditor’s Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards and Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*.

Planned Scope and Timing of the Audit

We conducted our audit consistent with the planned scope and timing we previously communicated to you.

Compliance with All Ethics Requirements Regarding Independence

The engagement team, others in our firm, as appropriate, and our firm, have complied with all relevant ethical requirements regarding independence.

With respect to financial statement preparation, the following safeguards are in place:

- Management made all decisions and performed all management functions;
- A competent individual was assigned to oversee the services;
- Management evaluated the adequacy of the services performed;
- Management evaluated and accepted responsibility for the result of the service performed; and
- Management established and maintained internal controls, including monitoring ongoing activities.

Qualitative Aspects of the Entity's Significant Accounting Practices

Significant Accounting Policies

Management is responsible for selecting and applying appropriate accounting policies. A summary of the significant accounting policies adopted by the District is included in Note 2 to the financial statements. There were no new accounting policies adopted and no changes in existing significant accounting policies or their application during the fiscal year, other than those described in Note 2, if any. No matters came to our attention that, under professional standards, we are required to inform you about concerning (1) the methods used to account for significant unusual transactions or (2) the effect of significant accounting policies in controversial or emerging areas for which there is a lack of authoritative guidance or consensus.

Significant Accounting Estimates

Accounting estimates are an integral part of the financial statements prepared by management and are based on management's current judgments. Those judgments normally reflect management's knowledge and experience about past and current events and assumptions about future events.

Certain accounting estimates, if present, may be particularly sensitive because of their significance to the financial statements and because of the possibility that future events affecting them could differ markedly from management's current judgments.

In connection with our audit, we considered the reasonableness of the accounting estimates used by management. The most sensitive accounting estimate(s) affecting the financial statements **included, as applicable:**

- Management's estimate of the useful lives of capital assets.
- Management's estimate of the liability for employee compensated absences.
- Management's estimate of the Net Other Post-Employment Benefits (OPEB) liability.
- Management's estimate of the Net Pension Liability.

If none of the above estimates or other sensitive estimates were applicable in the current year, this section should be read to indicate that no such significant accounting estimates were identified.

We evaluated the key factors and assumptions used by management to develop the estimate(s) and determined that they were reasonable in relation to the financial statements taken as a whole.

Financial Statement Disclosures

Certain financial statement disclosures involve significant judgment and are particularly sensitive because of their significance to financial statement users. The most sensitive disclosures affecting the District's financial statements **included, as applicable**:

- Long-term liabilities related to bonds payable and debt service requirements.
- Litigation, claims, and assessments related to pending legal matters; and
- Pension and Other Post-Employment Benefit (OPEB) plan disclosures.

If no such disclosures were identified for the current year, this section should be read to indicate that we did not note any financial statement disclosures involving significant judgment or sensitivity.

Circumstances Affecting the Auditor's Report

Professional standards require us to communicate any circumstances that affect the form or content of our auditor's report. **If applicable**, such circumstances—such as a modification of opinion, an emphasis-of-matter or other-matter paragraph, or a reference to substantial doubt about the District's ability to continue as a going concern—are described in our auditor's report included in the District's financial report. If no such circumstances existed, this section should be read to indicate that our report was unmodified.

Significant Difficulties Encountered during the Audit

We encountered no significant difficulties in dealing with management relating to the performance of the audit.

Corrected Misstatements

Professional standards require us to communicate all material misstatements identified and corrected during the audit. Management has corrected all misstatements that were identified as a result of our audit procedures. Any such audit adjustments, **if applicable**, are summarized in the accompanying schedule of journal entries. If none were identified, this section should be read to indicate that we did not note any misstatements that were material, individually or in the aggregate, to the financial statements taken as a whole.

Disagreements with Management

For purposes of this letter, professional standards define a disagreement with management as a matter, whether or not resolved to our satisfaction, concerning a financial accounting, reporting, or auditing matter, which could be significant to the District's financial statements or the auditor's report. No such disagreements arose during the course of the audit.

Representations Requested from Management

Professional standards require that we obtain certain written representations from management as part of our audit. We have received such representations in a letter. A copy of this letter is available for your review upon request.

Management's Consultations with Other Accountants

In some cases, management may decide to consult with other accountants about auditing and accounting matters. Management informed us that, and to our knowledge, there were no consultations with other accountants regarding auditing and accounting matters.

Other Significant Matters, Findings, or Issues

In the normal course of our professional association with the District, we generally discuss a variety of matters, including the application of accounting principles and auditing standards, significant events or transactions that occurred during the year, operating and regulatory conditions affecting the entity, and operational plans and strategies that may affect the risks of material misstatement. None of the matters discussed resulted in a condition to our retention as the District's auditors.

As noted previously in this letter, any current-year findings identified during our audit are communicated in our separate reports titled *Independent Auditor's Report on Internal Control Over Financial Reporting and Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with Government Auditing Standards* and *Management Letter Pursuant to the Rules of the Auditor General of the State of Florida*. If no findings were identified, this section should be read to indicate that we did not note any additional significant matters or findings requiring communication to those charged with governance.

This report is intended solely for the information and use of the Board of Supervisors and management of the District and is not intended to be and should not be used by anyone other than these specified parties.



Grau & Associates

RESOLUTION NO. 2026-08

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "**Board**") of the Berry Bay Community Development District (the "**District**") has determined to construct and/or acquire certain public improvements (the "**Project**") set forth in the plans and specifications described in the *Master Report of the District Engineer - 2026 Expansion Area dated February 2, 2026* (the "**Engineer's Report**"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 200, Tampa, Florida 33607 (the "**District Office**"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "**Debt Assessments**"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Second Boundary Amendment Master Assessment Methodology Report dated February 28, 2026*, (the "**Assessment Report**") incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

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

1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. As stated in the Engineer’s Report, the estimated cost of the Project is approximately **\$2,697,000** (hereinafter referred to as the "**Estimated Cost**").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately **\$1,045,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on March 5, 2026.

Attest:

**Berry Bay
Community Development District**

Printed Name: _____
Secretary/Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

RESOLUTION NO. 2026-09

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SETTING A PUBLIC HEARING FOR THE PURPOSE OF HEARING PUBLIC COMMENT ON IMPOSING NON-AD VALOREM SPECIAL ASSESSMENTS ON CERTAIN PROPERTY WITHIN THE DISTRICT.

WHEREAS, the Board of Supervisors (the "**Board**") of the Berry Bay Community Development District (the "**District**") has previously adopted Resolution No. 2026-08 declaring non-ad valorem special assessments, determining to construct and/or acquire certain public improvements, and providing for other things as described therein;

WHEREAS, in accordance with the above referenced resolution, a preliminary assessment roll has been prepared and all other conditions precedent set forth in Chapters 190, 170, and 197, Florida Statutes have been satisfied so that the District may hold the required public hearing, and the preliminary assessment roll and related documents are available for public inspection at the offices of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "**District Office**").

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

1. There is hereby declared a public hearing to be held on **Thursday, April 9, 2026**, at ____ **a/p.m.** at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, for the purpose of hearing comment and objection to the proposed non-ad valorem special assessments related to the public improvements as identified in the preliminary assessment roll. Affected parties may appear at that hearing or submit their comments in writing prior to the meeting to the District Manager at the District Office at the address listed above.
2. Notice of said hearing shall be advertised in accordance with Chapters 190, 170, and 197 Florida Statutes, and the District Manager is hereby authorized to place said notice in a newspaper of general circulation within the County the District is located in (by 2 publications 1 week apart with the first publication at least 20 days prior to the date of the hearing established herein). The District Manager shall file a publisher’s affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give 30 days’ written notice by first class United States mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.
3. This Resolution shall become effective upon its passage.

Passed and Adopted on March 5, 2026.

Attest:

**Berry Bay
Community Development District**

Printed Name: _____
Secretary / Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

**Berry Bay Community
Development District**

Supplemental Report
of the District Engineer -
Assessment Area Four



Prepared for:
Board of Supervisors
Berry Bay Community
Development District

Prepared by:
Stantec Consulting Services Inc.
777 S. Harbour Island Boulevard
Suite 600
Tampa, FL 33602
(813) 223-9500

March 5, 2026



1.0 INTRODUCTION

The Berry Bay Community Development District ("the District") encompasses 506.46 acres within Sections 19, 20, 29, and 30 Township 32 South, Range 20 East, Hillsborough County, Florida and is located southeast of Sun City Center, east of US Highway 301 and south of Bonita Drive.

See Appendix A for the Legal Description and Sketch of the District and Assessment Area Four.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 20-07, which was adopted on March 10, 2020, and became effective on March 11, 2020, for the purpose of constructing and/or acquiring, maintaining, and operating portions of the public improvements and community facilities within the District.

A Supplemental Report of the District Engineer, dated October 9, 2020, was prepared to provide a description and estimated construction costs of the public improvements and community facilities within Pods E, G, I, K, L, and M (Assessment Area One). A second Supplemental Report of the District Engineer, dated January 20, 2023, was prepared to provide a description and estimated construction costs of the public improvements and community facilities within Pods D, F, F-2, I-2, and J (Assessment Area Two).

The District boundary was amended by Ordinance 24-22, which was adopted on August 13, 2024, and became effective on August 15, 2024. A Master Report of the District Engineer, dated July 26, 2024, was prepared to provide a description and estimated construction costs of the public improvements and community facilities planned within Pods A, B, and C.

A Supplemental Report of the District Engineer, dated September 6, 2024, was prepared to provide a description and estimated construction costs of the public improvements and community facilities within Villages B and C (Assessment Area Three).

The District boundary was amended a second time by Ordinance 26-2, which was adopted on January 13, 2026, and became effective January 14, 2026. A Master Report of the District Engineer, dated February 2, 2026, was prepared to provide a description and estimated construction costs of the public improvements and community facilities planned within 2026 Expansion Area.

The purpose of this Supplemental Report of the District Engineer is to provide a description and estimated construction costs of the public improvements and community facilities within Village O and Village P (Assessment Area Four).



3.0 THE DEVELOPER AND DEVELOPMENT

The property owner EPG Berry Bay Development, LLC ("the Developer") will construct public subdivision improvements and community facilities, including water management and control, water supply, sewer and wastewater management, roads, and pay the professional and permitting fees for 80 units within Village O.

See Appendix B for the Site Plan for Village O. **Do we have one for Village P?**

4.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES

4.1 WATER MANAGEMENT AND CONTROL

The design criteria for the District's water management and control is regulated by Hillsborough County and the Southwest Florida Water Management District ("SWFWMD"). The water management and control plan for the District utilizes newly constructed stormwater ponds within upland areas.

Any excavated soil from the ponds will remain within the development for use in building public infrastructure including roadways, landscape berming, drainage pond bank fill requirements, utility trench backfill, and filling and grading of public property.

The primary objectives of the water management and control for the District are:

1. To provide stormwater quality treatment.
2. To provide stormwater storage and protect the development within the District from regulatory-defined rainfall events.
3. To maintain natural hydroperiods in the on-site wetlands.
4. To preserve the function of the 100-year flood plain per the current FEMA FIRM Panel.
5. To provide conveyance through storm sewer systems to the stormwater ponds.

The District will own and maintain the stormwater management ponds and facilities. Hillsborough County will own and maintain the storm sewer conveyance systems.

4.2 WATER SUPPLY

The District is located within the Hillsborough County Utilities Department's service area which will provide water supply for potable water service and fire protection to the property. Water supply includes looped water mains and appurtenances.

The water supply systems are designed in accordance with the Hillsborough County Utilities technical standards. Hillsborough County will own and maintain these facilities.



4.3 SEWER AND WASTEWATER MANAGEMENT

The District is located within the Hillsborough County Utilities Department's service area which will provide sewer and wastewater management service to. Sewer and wastewater management will include gravity collection systems within the subdivision road rights-of-way.

Sewer and wastewater management facilities are designed in accordance with the Hillsborough County Utilities Department's technical standards. Hillsborough County will own and maintain these facilities.

4.4 DISTRICT ROADS

District roads include the asphalt, base and subgrade, curb and gutter, and sidewalks along common areas.

Roads are designed in accordance with the Hillsborough County's Land Development Code and technical standards. Roads will be owned and maintained by Hillsborough County.

4.5 PROFESSIONAL SERVICES AND PERMITTING FEES

Hillsborough County and the SWFWMD impose fees for construction permits and plans reviews. Professional engineering, surveying, and landscape architecture services are needed for the subdivision and landscape/hardscape/irrigation design, permitting, and construction administration. As well, development/construction management services may be needed for the design, permitting, construction, and maintenance acceptance of the public improvements and community facilities. Fees associated with performance and warranty financial securities covering Hillsborough County infrastructure may also be required.

5.0 PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES CONSTRUCTION COSTS

See Appendix C for the Construction Cost Estimate of the Public Improvements and Community Facilities for Assessment Area Four.

6.0 SUMMARY AND CONCLUSION

Items of construction cost are based on information provided by the Developer. It is our professional opinion that the estimate is conservative to complete the construction of Village O and Village P.



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four

March 5, 2026

Page 5 of 5

The professional service for establishing the Construction Cost Estimate is consistent with the degree of care and skill exercised by members of the same profession under similar circumstances.

A handwritten signature in blue ink, appearing to read "Tonja L. Stewart".

Tonja L. Stewart, P.E.

Florida License No. 47704



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four
March 5, 2026

Appendix A LEGAL DESCRIPTION AND SKETCH OF THE DISTRICT AND ASSESSMENT AREA FOUR

Description Sketch

DESCRIPTION: BERRY BAY CDD

(Not A Survey)

All of BERRY BAY SUBDIVISION VILLAGES E, G AND L, according to the plat thereof, as recorded in Plat Book 142, Page 76; along with All of BERRY BAY SUBDIVISION VILLAGE M, according to the plat thereof, as recorded in Plat Book 142, Page 135; along with All of BERRY BAY SUBDIVISION VILLAGE K, according to the plat thereof, as recorded in Plat Book 142, Page 142; along with All of BERRY BAY SUBDIVISION VILLAGE I, according to the plat thereof, as recorded in Plat Book 142, Page 146, all of the Public Records of Hillsborough County, Florida; together with parcels of land lying in Sections 19, 29 & 30, Township 32 South, Range 20 East, and being more particularly described as follows:

BEGIN at the Easternmost corner of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along the East boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; S 32°10'01" W, a distance of 4154.11 feet to a point on the Northeasterly Right of Way of SAFFOLD ROAD, also known as DUG CREEK ROAD, as shown on said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northeasterly Right of Way, N 55°47'49" W, a distance of 197.84 feet; thence N 49°03'15" W, a distance of 1261.99 feet to a point on the West boundary of Section 29, Township 32 South, Range 20 East; thence along said West boundary, N 00°22'43" E, a distance of 485.09 feet to the centerline of an existing creek known as Dug Creek, said point hereafter known as "Reference Point A"; thence meander along said centerline of Dug Creek the following twenty one (21) courses: 1) N 71°49'58" W, a distance of 111.12 feet; 2) N 79°21'50" W, a distance of 154.07 feet; 3) S 72°16'36" W, a distance of 79.75 feet; 4) N 48°28'53" W, a distance of 100.66 feet; 5) N 51°16'33" W, a distance of 99.97 feet; 6) N 64°24'08" W, a distance of 92.10 feet; 7) S 89°07'11" W, a distance of 87.67 feet; 8) N 56°04'50" W, a distance of 109.62 feet; 9) N 65°15'10" W, a distance of 103.68 feet; 10) N 87°23'56" W, a distance of 96.93 feet; 11) N 40°50'03" W, a distance of 149.63 feet; 12) N 65°11'31" W, a distance of 109.43 feet; 13) N 84°41'38" W, a distance of 101.73 feet; 14) S 87°13'30" W, a distance of 100.15 feet; 15) N 63°17'24" W, a distance of 111.58 feet; 16) S 38°55'28" W, a distance of 160.48 feet; 17) N 73°11'24" W, a distance of 104.26 feet; 18) N 66°39'45" W, a distance of 108.59 feet; 19) N 56°04'33" W, a distance of 118.40 feet; 20) S 57°25'23" W, a distance of 114.36 feet; 21) S 56°58'16" W, a distance of 107.26 feet; thence departing said Centerline of Dug Creek, S 00°22'43" W, a distance of 174.00 feet to a point on aforesaid Northeasterly Right of Way of SAFFOLD ROAD; thence along said Northeasterly Right of Way, 218.98 feet along the arc of a non-tangent curve to the right having a radius of 637.11 feet and a central angle of 19°41'34" (chord bearing N 50°13'31" W, 217.90 feet); thence N 40°24'48" W, a distance of 219.00 feet; thence departing said North Right of Way, N 49°35'12" E, a distance of 254.78 feet to the Centerline of aforesaid existing creek; thence along said centerline, the following nine (9) courses: 1) N 19°00'36" E, a distance of 230.00 feet; 2) N 42°21'34" W, a distance of 108.06 feet; 3) N 16°25'27" W, a distance of 118.21 feet; 4) N 22°41'16" W, a distance of 113.38 feet; 5) N 18°00'39" W, a distance of 116.82 feet; 6) N 26°15'44" W, a distance of 111.38 feet; 7) N 43°51'27" W, a distance of 108.20 feet; 8) N 46°55'35" W, a distance of 108.70 feet; 9) S 82°51'08" W, a distance of 196.89 feet to a point on the Easterly boundary of that certain property as described in Official Records Instrument 2021583880, of said Public Records; thence along said Easterly boundary, S 49°35'09" W, a distance of 420.00 feet to aforesaid Northeasterly Right of Way of SAFFOLD ROAD; thence along said Northeasterly Right of Way, N 40°24'48" W, a distance of 194.94 feet; thence northwesterly, 990.29 feet along the arc of a tangent curve to the left having a radius of 8134.68 feet and a central angle of 06°58'30" (chord bearing N 43°54'03" W, 989.68 feet); thence N 47°23'18" W, a distance of 821.43 feet to the East Right of Way of US HIGHWAY NO. 301 (State Road 43); as shown on said BERRY BAY SUBDIVISION VILLAGES E, G AND L; thence along said East Right of Way, northeasterly, 312.66 feet along the arc of a non-tangent curve to the left having a radius of 1433.59 feet and a central angle of 12°29'46" (chord bearing N 23°51'47" E, 312.04 feet); thence N 18°14'37" E, a distance of 807.69 feet to a point on the Westerly extension of the North boundary of the South 1/2 of the Southeast 1/4 of the Southwest 1/4 of said Section 19; thence along said Westerly extension, N 89°37'18" E, a distance of 672.80 feet to the Northeast corner of the Southwest 1/4 of said Southeast 1/4 of the Southwest 1/4; thence along the East line of said Southwest 1/4 of the Southeast 1/4 of the Southwest 1/4, S 00°25'15" E, a distance of 660.70 feet to the Southeast corner thereof, said point also being on the Northerly boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northerly boundary, N 89°37'02" E, a distance of 666.48 feet to the Southeast corner of said Southwest 1/4 of Section 19;

Continued on Sheet 2.

	Digitally signed by John D. Weigle	JOB #: 160841-2.BBD BB 003															
	Date: 2024.04.11 13:51:10 -04'00'	DRAWN: DSC DATE: 07/13/2023 CHECKED: JDW	Prepared For: Berry Bay Development, LLC														
	John D. Weigle LS5246	Revisions	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurveying.com Licensed Business No.: LB7768														
		<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 10%;">DATE</th> <th style="width: 70%;">DESCRIPTION</th> <th style="width: 20%;">DRAWN</th> </tr> </thead> <tbody> <tr> <td>11/8/23</td> <td>Add parcel to boundary</td> <td>DMM</td> </tr> <tr> <td>4/10/24</td> <td>Area Calculations Corrected</td> <td>DSC</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN	11/8/23	Add parcel to boundary	DMM	4/10/24	Area Calculations Corrected	DSC	---	---	---	---	---	---
DATE	DESCRIPTION	DRAWN															
11/8/23	Add parcel to boundary	DMM															
4/10/24	Area Calculations Corrected	DSC															
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EXHIBIT B

New District Boundaries

Description Sketch

(Not A Survey)

Continued from Sheet 1.

thence along the East boundary of said Southwest 1/4, N 00°23'43" W, a distance of 1291.61 feet to a point on the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence N 89°40'55" E, a distance of 406.84 feet; thence S 00°18'37" E, a distance of 609.95 feet; thence N 89°43'38" E, a distance of 373.11 feet; thence N 59°20'55" E, a distance of 87.13 feet; thence N 89°40'35" E, a distance of 477.22 feet to a point on the West boundary of the Southeast 1/4 of the Southeast 1/4 of said Section 19; thence along said West boundary, N 00°13'33" W, a distance of 565.79 feet to a point on aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'25" E, a distance of 60.00 feet; thence departing said South Right of Way, S 00°15'50" E, a distance of 620.11 feet to a point on a line 660.00 feet South and parallel with the North boundary of said Southeast 1/4 of the Southeast 1/4; thence continue along said line, N 89°42'33" E, a distance of 300.33 feet; thence N 00°12'23" W, a distance of 440.22 feet; thence N 89°25'38" E, a distance of 135.00 feet; thence N 00°09'28" W, a distance of 4.11 feet; thence N 89°41'11" E, a distance of 165.33 feet; thence N 00°17'50" W, a distance of 174.92 feet to aforesaid South Right of Way of Bonita Drive; thence along said South Right of Way, N 89°42'33" E, a distance of 691.04 feet to a point on the West boundary of the Southwest 1/4 of said Section 20; thence along said West boundary S 00°12'00" E, a distance of 639.44 feet, thence leaving said West line S 89°33'38" W, a distance of 330.28 feet to the West boundary of the Northeast 1/4 of the Northeast 1/4 of the Southeast 1/4 & Southerly extension thereof thence along said Westerly boundary and the Southerly extension thereof, S 00°12'59" E, a distance of 639.83 feet to a point on aforesaid Northerly boundary of BERRY BAY SUBDIVISION VILLAGES E, G, AND L; thence along said Northerly boundary, N 89°25'38" E, a distance of 330.12 feet to the Southeast corner of said Section 19; thence along said North boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L, the following three (3) courses: 1) S 89°55'05" E, a distance of 1979.38 feet; 2) S 00°05'40" E, a distance of 1050.69 feet; 3) S 89°56'45" E, a distance of 1325.96 feet to the **POINT OF BEGINNING**.

Containing 488.931 acres, more or less.

LESS & EXCEPT:

DESCRIPTION: A parcel of land lying in Section 29, Township 32 South, Range 20 East, Hillsborough County, Florida, and being more particularly described as follows:

BEGIN at aforesaid Reference Point "A"; thence along the West boundary of said Section 29; N 00°22'44" E, a distance of 469.72 feet to the Southwest corner of the Northwest 1/4 of said Section 29; thence continue along said West boundary, N 00°19'20" E, a distance of 498.49 feet; thence S 89°35'23" E, a distance of 658.93 feet; thence S 00°26'55" E, a distance of 329.48 feet; thence S 89°38'18" E, a distance of 35.51 feet; thence S 23°46'27" E, a distance of 376.27 feet; thence S 58°52'30" W, a distance of 353.16 feet; thence S 69°26'38" W, a distance of 169.65 feet; thence S 83°08'26" W, a distance of 396.27 feet to the **POINT OF BEGINNING**.

Containing 14.974 acres, more or less.

Total containing 473.947 acres, more or less.

NOTES:

1.) Bearings shown hereon are based on the West Line of the Southwest 1/4 of Section 20, having a Grid bearing of N.00°12'00"W. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.

2.) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

See Sheet 1 for Signature & Revisions

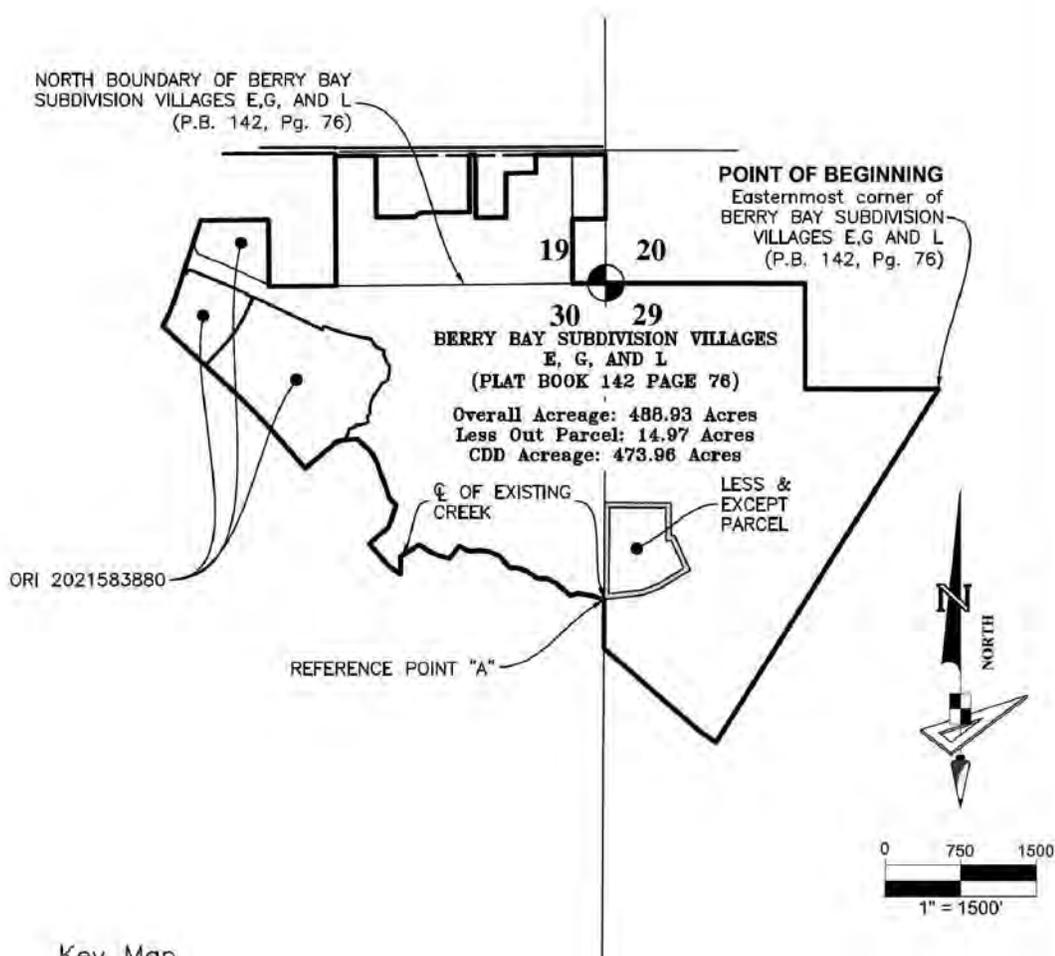
West Florida
213 Hobbs Street
Tampa, Florida 33619
Phone: (813) 248-8888
Fax: (813) 248-2266
www.geopointsurvey.com
Licensed Business No.: LB7768

GeoPoint
Surveying, Inc.

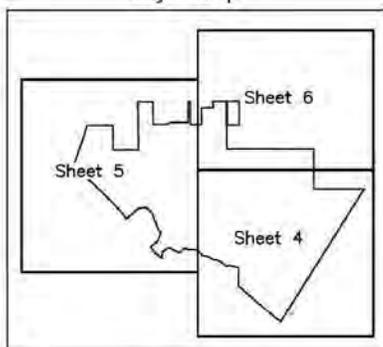
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Description Sketch

(Not A Survey)



Key Map



LEGEND

- P.B. --- Plat Book
- Pg.(s) --- Page(s)
- Less Out Parcel Boundary

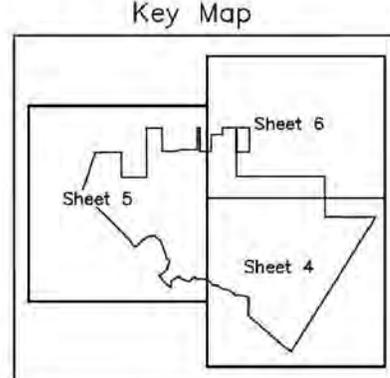
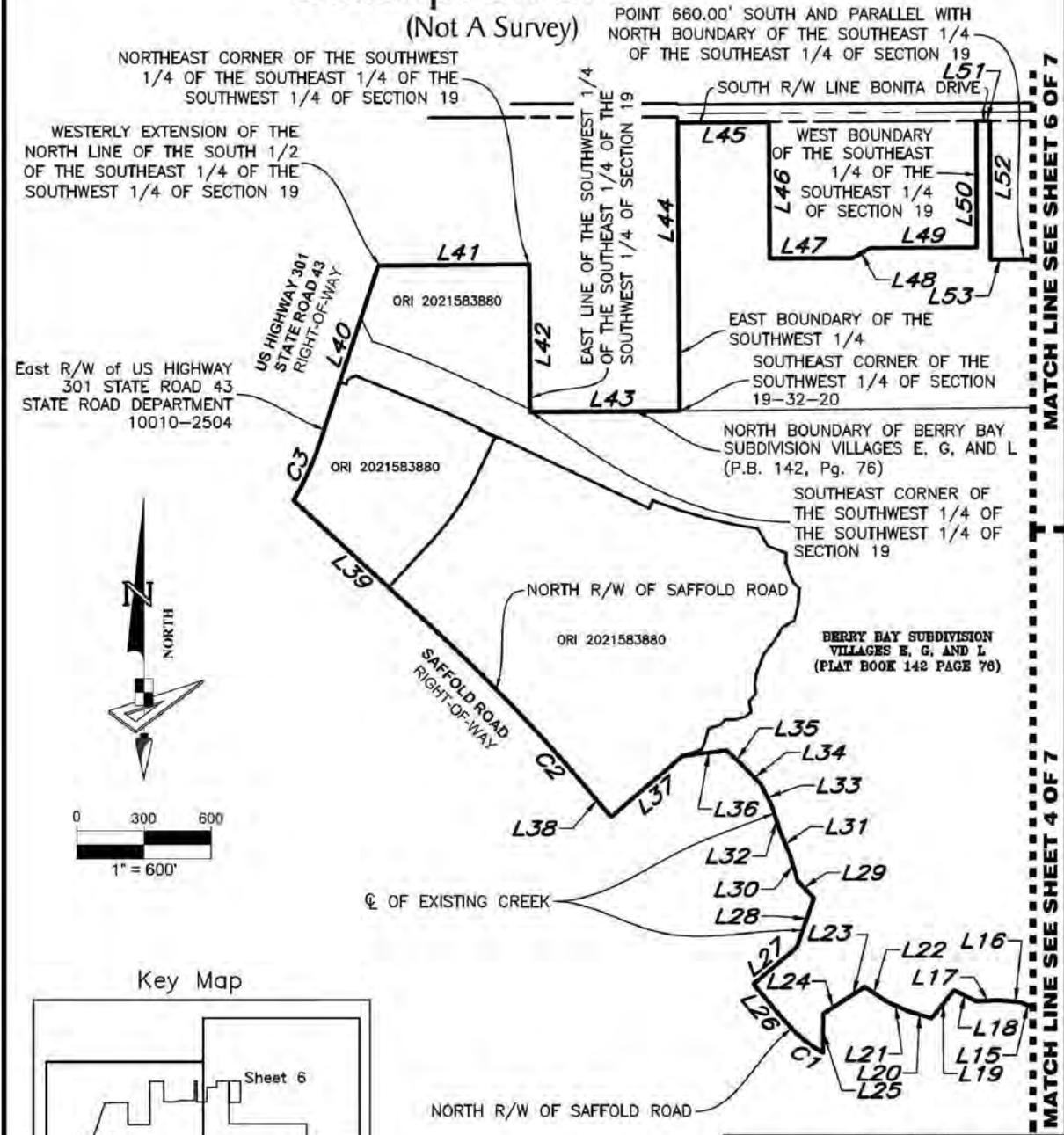
See Sheet 1 for Signature & Revisions

West Florida
 213 Hobbs Street
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 Licensed Business No.: LB 7768

GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

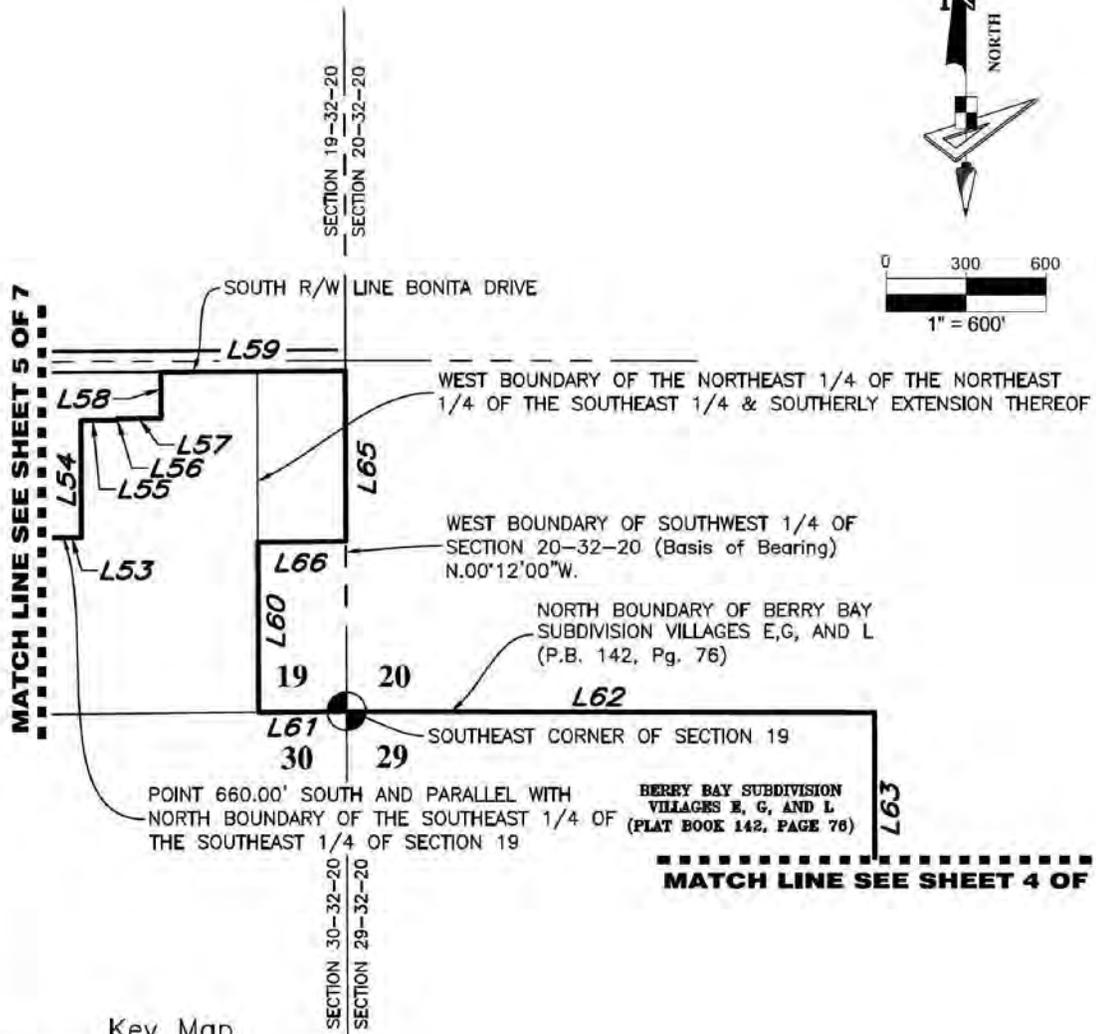
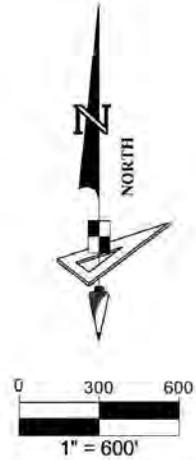


MATCH LINE SEE SHEET 6 OF 7

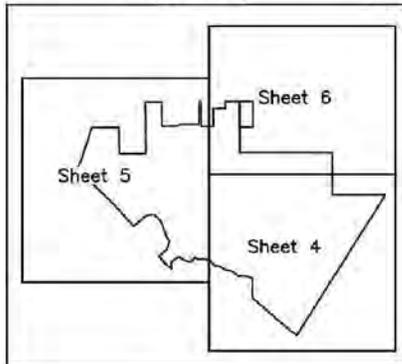
MATCH LINE SEE SHEET 4 OF 7

Description Sketch

(Not A Survey)



Key Map



LEGEND

20-32-20	—	Section-Township-Range
P.B.	- - -	Plat Book
Pg.(s)	- - -	Page(s)
R/W	- - -	Right-of-Way

See Sheet 1 for Signature & Revisions
See Sheet 7 for Line and Curve Tables

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www.geopointsurvey.com
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GeoPoint
Surveying, Inc.

Description Sketch (Not A Survey)

Line Data Table		
No.	Bearing	Length
L1	N55°47'49"W	197.84'
L2	N49°03'15"W	1261.99'
L3	N00°22'43"E	485.09'
L4	N71°49'58"W	111.12'
L5	N79°21'50"W	154.07'
L6	S72°16'36"W	79.75'
L7	N48°28'53"W	100.66'
L8	N51°16'33"W	99.97'
L9	N64°24'08"W	92.10'
L10	S89°07'11"W	87.67'
L11	N56°04'50"W	109.62'
L12	N65°15'10"W	103.68'
L13	N87°23'56"W	96.93'
L14	N40°50'03"W	149.63'
L15	N65°11'31"W	109.43'
L16	N84°41'38"W	101.73'
L17	S87°13'30"W	100.15'
L18	N63°17'24"W	111.58'
L19	S38°55'28"W	160.48'
L20	N73°11'24"W	104.26'
L21	N66°39'45"W	108.59'
L22	N56°04'33"W	118.40'
L23	S57°25'23"W	114.36'
L24	S56°58'16"W	107.26'
L25	S00°22'43"W	174.00'

Line Data Table		
No.	Bearing	Length
L26	N40°24'48"W	219.00'
L27	N49°35'12"E	254.78'
L28	N19°00'36"E	230.00'
L29	N42°21'34"W	108.06'
L30	N16°25'27"W	118.21'
L31	N22°41'16"W	113.38'
L32	N18°00'39"W	116.82'
L33	N26°15'44"W	111.38'
L34	N43°51'27"W	108.20'
L35	N46°55'35"W	108.70'
L36	S82°51'08"W	196.89'
L37	S49°35'09"W	420.00'
L38	N40°24'48"W	194.94'
L39	N47°23'18"W	821.43'
L40	N18°14'37"E	807.69'
L41	N89°37'18"E	672.80'
L42	S00°25'15"E	660.70'
L43	N89°37'02"E	666.48'
L44	N00°23'43"W	1291.61'
L45	N89°40'55"E	406.84'
L46	S00°18'37"E	609.95'
L47	N89°43'38"E	373.11'
L48	N59°20'55"E	87.13'
L49	N89°40'35"E	477.22'
L50	N00°13'33"W	565.79'

Line Data Table		
No.	Bearing	Length
L51	N89°42'25"E	60.00'
L52	S00°15'50"E	620.11'
L53	N89°42'33"E	300.33'
L54	N00°12'23"W	440.22'
L55	N89°25'38"E	135.00'
L56	N00°09'28"W	4.11'
L57	N89°41'11"E	165.33'
L58	N00°17'50"W	174.92'
L59	N89°42'33"E	691.04'
L60	S00°12'59"E	639.83'
L61	N89°25'38"E	330.12'
L62	S89°55'05"E	1979.38'
L63	S00°05'40"E	1050.89'
L64	S89°56'45"E	1325.96'
L65	S00°12'00"E	639.44'
L66	S89°33'38"W	330.28'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	637.11'	218.98'	19°41'34"	N50°13'31"W	217.90'
C2	8134.68'	990.29'	6°58'30"	N43°54'03"W	989.68'
C3	1433.59'	312.66'	12°29'46"	N23°51'47"E	312.04'

See Sheet 1 for Signature & Revisions
See Sheets 3 through 5 for Sketch

West Florida
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Licensed Business No.: LB 7768



GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

DESCRIPTION: BERRY BAY Village O (Plat Parcel) (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southeast corner of said Southeast 1/4 of Section 19, thence along the South boundary of said section, also being the North boundary of Berry Bay Subdivision Villages E, G, and L, according to the plat thereof, as recorded in Plat Book 142, Page 76, of the Public Records of Hillsborough County, Florida, S 89°25'38" W, a distance of 330.12 feet to the **POINT OF BEGINNING**, thence continuing along said North boundary of said Berry Bay Subdivision Villages E, G, and L, S 89°25'38" W, a distance of 1026.79 feet; thence leaving said North boundary, N.00°34'22"W., a distance of 665.21 feet; thence N.89°42'33"E., a distance of 370.17 feet; thence N.00°12'23"W., a distance of 440.22 feet; thence N.89°25'38"E., a distance of 135.00 feet; thence N.00°09'28"W., a distance of 4.11 feet; thence N.89°41'11"E., a distance of 165.33 feet; thence N.00°17'50"W., a distance of 174.92 feet to the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence along said South Right of Way N.89°42'33"E., a distance of 691.04 feet; thence leaving said South Right of Way, S.00°12'00"E., a distance of 639.44 feet; thence S.89°33'38"W., a distance of 330.28 feet; thence S.00°12'59"E., a distance of 639.83 feet to the **POINT OF BEGINNING**.

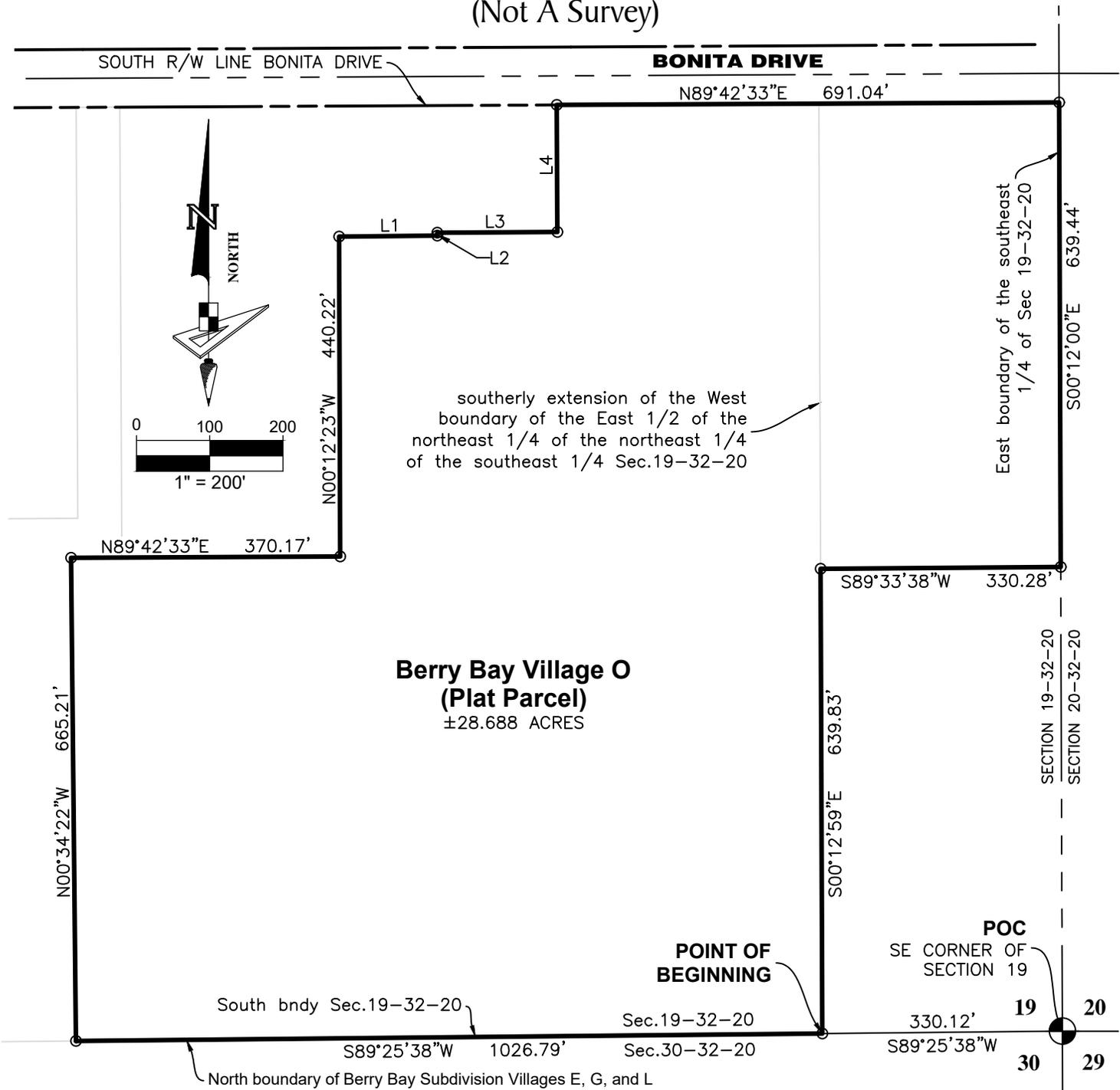
Containing 28.688 acres, more or less.

NOTES:

- 1.) Bearings shown hereon are based on the East Line of the Southeast 1/4 of Section 19, having a Grid bearing of S.00°12'00"E. The Grid Bearings as shown hereon refer to the State Plane Coordinate System, North American Horizontal Datum of 1983 (NAD 83-2011 Adjustment) for the West Zone of Florida.
- 2.) This Description and Sketch has been electronically signed and sealed pursuant to Rule 5J-17.062, Section 472.027 of the Florida Statutes. The seal appearing on this document was authorized by John D. Weigle, LS5246. Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

John D. Weigle LS5246	JOB #: Berry Bay Village O (Plat DS)	www.GeoPoint.org Licensed Business No.: LB 7768  213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266																		
	DRAWN: DMM DATE: 09/05/2025 CHECKED: JDW																			
	Prepared For: Eisenhower Property Group																			
	Revisions																			
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SHEET: 01 of 02																				

Description Sketch (Not A Survey)



Line Data Table		
No.	Bearing	Length
L1	N89°25'38"E	135.00'
L2	N00°09'28"W	4.11'
L3	N89°41'11"E	165.33'
L4	N00°17'50"W	174.92'

LEGEND
 POC - - - Point of Commencement
 P.B. - - - Plat Book
 Pg.(s) - - Page(s)
 R/W - - Right-of-Way

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 No.: LB 7768

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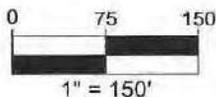
SHEET: 02 of 02

FILE PATH: P:\BERRY BAY SUBDIVISION\VILLAGE O\DESCRIPTION SKETCH\BERRY BAY VILLAGE O PLAT BNDY DS.DWG LAST SAVED BY: DAVIDM

Description Sketch

329.79' BONITA DRIVE
S89°56'07"E (33' R/W) (O.R. Inst.#2021166958) **L4**

South R/W Bonita Drive



S00°09'33"E
267.00'

L1

L2

L3

290.40'
N00°09'33"W

DESCRIPTION: BERRY BAY "Inxs Parcel"
 (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in the Southwest 1/4 of Section 20, Township 32 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

BEGINNING at the Southwest corner of said Southwest 1/4 of Section 20, thence along the West boundary thereof, *N.00°12'00"W.*, a distance of 1285.54 feet to the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021166958, of said Public Records, thence along said South Right of Way *S.89°56'07"E.*, a distance of 329.79 feet; thence leaving said South Right of Way *S.00°09'33"E.*, a distance of 267.00 feet; thence *S.89°56'07"E.*, a distance of 150.00 feet; thence *S.00°09'33"E.*, a distance of 23.40 feet; thence *S.89°56'07"E.*, a distance of 150.00 feet; thence *N.00°09'33"W.*, a distance of 290.40 feet to said South Right of Way of Bonita Drive, thence along said South Right of Way, *S.89°56'05"E.*, a distance of 29.09 feet; thence leaving said South Right of Way, *S.00°07'30"E.*, a distance of 1285.71 feet to the South boundary of said Southwest 1/4 of Section 19, also being said North boundary of Berry Bay Subdivision Villages E, G, And L, thence along said North boundary *N.89°55'12"W.*, a distance of 657.20 feet to the **POINT OF BEGINNING.**

Containing 17.501 acres, more or less.

**Berry Bay
 "Inxs" Parcel**
 (Area = 17.501 acres±)

SW 1/4 20-32-20

1285.71'
S00°07'30"E

Line Data Table		
No.	Bearing	Length
L1	<i>S89°56'07"E</i>	150.00'
L2	<i>S00°09'33"E</i>	23.40'
L3	<i>S89°56'07"E</i>	150.00'
L4	<i>S89°56'05"E</i>	29.09'

LEGEND

- O.R. --- Official Records
- bdy --- Boundary
- Inst. --- Instrument
- P.B. --- Plat Book
- Pg.(s) --- Page(s)
- Sec. --- Section

(Not A Survey)

1285.54'
N00°12'00"W

SECTION 19-32-20
SECTION 20-32-20

POINT OF BEGINNING

SW corner of the
SW 1/4 Sec.20-32-20

19

20

South bndy SW 1/4 Sec.20-32-20

Sec.20-32-20

N89°55'12"W 657.20' Sec.29-32-20

30

29

North bndy of Berry Bay Subdivision Villages E, G, and L

BERRY BAY SUBDIVISION VILLAGES E, G, AND L
 (PLAT BOOK 142, PAGE 76)

www.GeoPoint.org Licensed Business
No.: LB 7768

GeoPoint
 213 Hobbs Street
 Tampa, Florida 33619
 Phone: (813) 248-8888
 Fax: (813) 248-2266

SHEET: 03 of 03



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four
March 5, 2026

Appendix B SITE PLAN OF VILLAGE O



BERRY BAY CDD

Supplemental Report of the District Engineer – Assessment Area Four
March 5, 2026

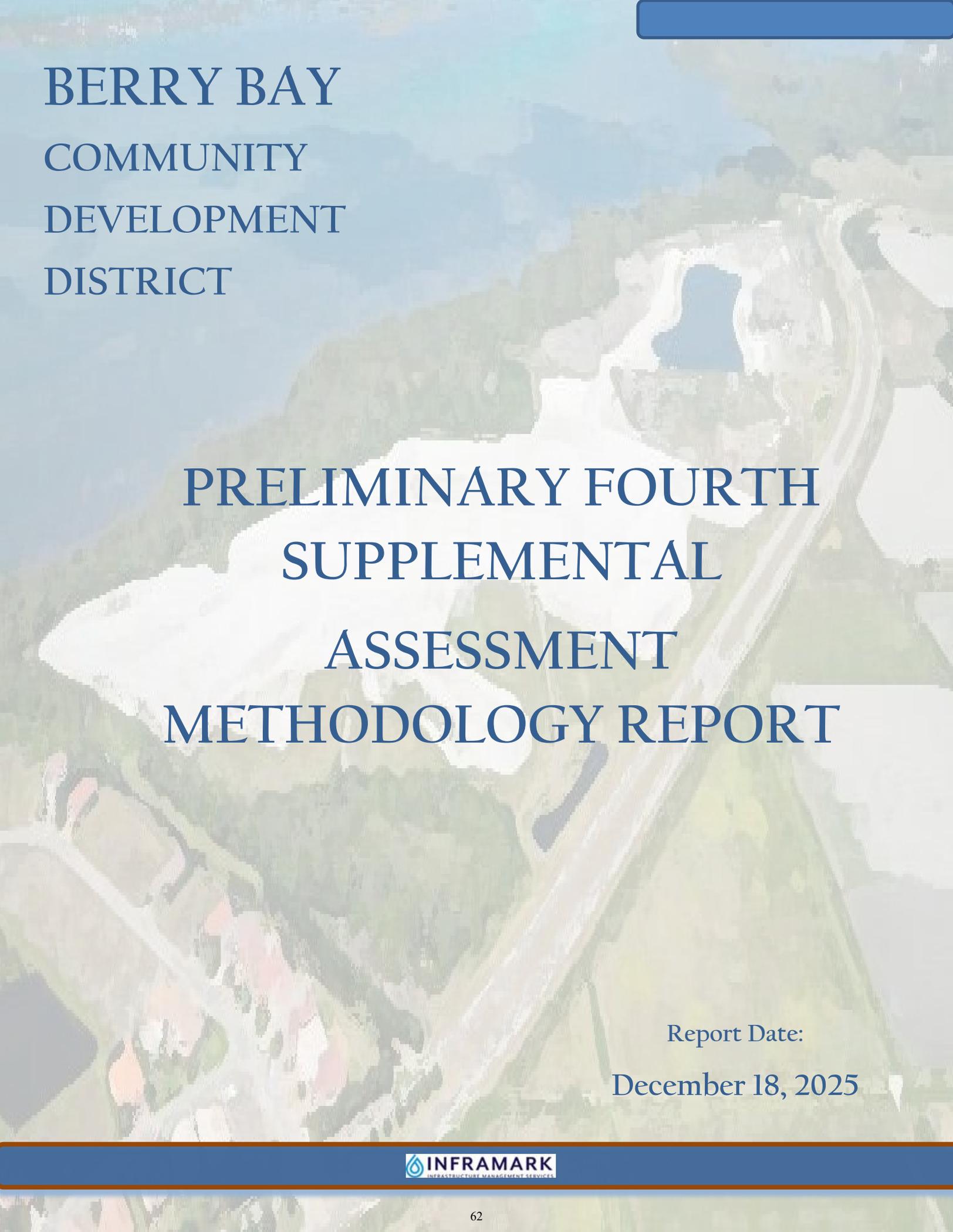
Appendix C CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES FOR ASSESSMENT AREA FOUR

Berry Bay Community Development District

Construction Cost Estimate

Assessment Area Four

Number of Single Family Detached Units		80	47	127
<u>Infrastructure</u>	<u>Master Costs</u>	<u>Village O</u>	<u>Village P</u>	<u>Total Costs</u>
Roads		\$800,000	\$460,000	\$1,260,000
Water Management and Control		\$1,900,000	\$1,300,000	\$3,200,000
Sewer and Wastewater Management		\$600,000	\$350,000	\$950,000
Water Supply		\$700,000	\$400,000	\$1,100,000
Undergrounding of Electric Service		\$40,000	\$25,000	\$65,000
Hardscape and Landcape Buffers		\$100,000	\$60,000	\$160,000
Environmental		\$100,000	\$100,000	\$200,000
Offsite Improvements	\$1,700,000			\$1,700,000
Professional and Permit Fees		\$500,000	\$250,000	\$750,000
Total	\$1,700,000	\$4,740,000	\$2,945,000	\$9,385,000



BERRY BAY
COMMUNITY
DEVELOPMENT
DISTRICT

PRELIMINARY FOURTH
SUPPLEMENTAL
ASSESSMENT
METHODOLOGY REPORT

Report Date:

December 18, 2025

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I. INTRODUCTION

This *Preliminary Fourth Supplemental Assessment Methodology Report* (the “Fourth Supplemental Report”) serves to apply the basis of benefit allocation and assessment methodology in accordance with the Master Assessment Methodology Report (the “Master Reports”) dated March 26, 2020. This Fourth Supplemental Report specifically supports the issuance of the Bonds (as defined below) which will fund a portion of the Series 2026 (Assessment Area Four) Project of the District’s Capital Infrastructure Program.

II. DEFINED TERMS

“**Assessment Area Four**” – property within the District that receives a special benefit from the Assessment Area Four Project being more particularly defined as 28.69 +/- gross acres.

“**Assessment Area Four Project**” – The portion of the CIP relating to public infrastructure for Assessment Area Four identified within the Engineer’s Report.

“**Assessable Property**” – All property within Assessment Area Four of the District that receives a special benefit from the Assessment Area Four Project.

“**Bonds**” – Series 2026 Special Assessment Revenue Bonds.

“**Capital Improvement Program**” (CIP) – The public infrastructure development program as outlined by the Engineer’s Report.

“**Developer**” – 301 Wimauma, LLC.

“**Development**” – The end-use configuration of Platted Units and Product Types for Unplatted Parcels within the District.

“**District**” – Berry Bay Community Development District, encompasses 473.695 +/- acres, located in Hillsborough County Florida, plan for 1354 Units.

“**Engineer’s Report**” – Report of the District Engineer – Series 2026 (Assessment Area Four) dated December 18, 2025.

“**Equivalent Assessment Unit**” (EAU) – A weighted value assigned to dissimilar residential lot product types to differentiate assignment of benefit and lien values.

“**Master Reports**” or “**Reports**” – The *Master Assessment Methodology Report* dated March 16, 2020 (the “Report/Reports”).

“**Platted Units**” – private property subdivided as a portion of gross acreage by virtue of the platting process.

“Product Type” – Classification assigned by the Developer to dissimilar Lot products and size for the development of the vertical construction.

“Unit(s)” – A planned or developed residential lot assigned a Product Type classification by the District Engineer.

“Unplatted Parcels” – gross acreage intended for subdivision and platting pursuant to the Development plan.

III. OBJECTIVE

The objective of this Fourth Supplemental Assessment Methodology Report is to:

- A. Allocate a portion of the costs of the CIP to Assessment Area Four;
- B. Refine the benefits, as initially defined in the Master Report, to the assessable properties that will be assessed as a result of the issuance of the Bonds (as herein defined);
- C. Determine a fair and equitable method of spreading the associated costs to the benefiting properties within the District and ultimately to the individual units therein; and
- D. Provide a basis for the placement of a lien on the assessable lands within the District that benefit from Assessment Area Four, as outlined by the Engineer’s Report.

The basis of benefit received by properties within the District’s Assessment Area Four relates directly to the Assessment Area Four Project and is allocable to all Assessable Property within this Assessment Area. The Assessment Area Four Project will create the public infrastructure required to develop and improve the Assessable Property within Assessment Area Four. Without these public improvements, which include master infrastructure improvements, storm water, utilities (water and sewer), roadways, amenities, and off-site management, the development of lands within Assessment Area Four could not be undertaken within the current legal development standards. This Fourth Supplemental Report applies the methodology described in the Master Report to assign assessments to all assessable properties within Assessment Area Four receiving benefit from the Assessment Area Four Project, which are required to satisfy the repayment of the Bonds.

The District will issue its Special Assessment Revenue Bonds, Series 2026 (Assessment Area Four) (the “Bonds”) to finance the construction and/or acquisition of a portion of the Assessment Area Four Project, which will provide special benefit to the assessable parcels within Assessment Area Four after platting. The Bonds will be repaid from and secured by non-ad valorem assessments levied on those properties benefiting from the improvements within Assessment Area Four. Non-ad valorem assessments will be collected each year to provide the funding necessary to remit Bond debt service payments and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this Fourth Supplemental Report will determine the benefit, apportionment and financing structure for the Bonds to be issued by the District in accordance with Chapters 170, 190, and 197, Florida Statutes, as amended, to establish a basis for the levying and collecting of special assessments based on the benefits received and is consistent with our understanding and experience with case law on this subject.

IV. DISTRICT OVERVIEW

The District area encompasses 473.695 +/- acres and is located in Hillsborough County, Florida, within Sections 19, 29, and 30, Township 32 South, and Range 20 East. The primary developer of the Assessable Properties is 301 Wimauma,

LLC, (the “Developer”), who has created the overall development plan as outlined and supported by the Engineer’s Report. The development plan for the District contemplates multiple phases consisting of 1395 single-family lots. The Series 2026 Bonds will be assigned to 80 planned units totaling 88.8 EAUs. The public improvements described in the Engineer’s Report include stormwater management, utilities (water and sewer), roadways, landscape/hardscape and amenities.

V. CAPITAL IMPROVEMENT PROGRAM

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District. As designed, the Assessment Area Four Project represents a portion of the total CIP and is an integrated system of facilities. Each infrastructure facility works as a system to provide special benefits to assessable lands within Assessment Area Four. The drainage and surface water management system is an example of a system that provides benefits to all planned residential lots within Assessment Area Four. As a system of improvements, all privately benefiting landowners within Assessment Area Four benefit the same from the first few feet of pipe as they do from the last few feet. The stormwater management system is an interrelated facility that, by its design and interconnected control structures, provides a consistent level of protection to the entire development program, and thus all landowners within Assessment Area Four will benefit from such improvement.

The District Engineer has identified the infrastructure, and respective costs, to be acquired and/or constructed within the Assessment Area Four Project. The Assessment Area Four Project includes off-site improvements. stormwater, utilities (water and sewer), roadways, landscape and hardscape. Approximately \$1,800,600 of the costs associated with the Assessment Area Four Project will be funded by the issuance of the Bonds as generally described within Tables 3 and 4 of this Fourth Supplemental Report with further detail provided in the Engineer’s Report.

VI. DETERMINATION OF SPECIAL ASSESSMENT

There are three main requirements for valid special assessments. The first requirement demands that the improvements to benefited properties, for which special assessments are levied, be implemented for an approved and assessable purpose (F.S. 170.01). As a second requirement, special assessments can only be levied on those properties specially benefiting from the improvements (F.S. 170.01). Thirdly, the special assessments allocated to each benefited property cannot exceed the proportional benefit to each parcel (F.S. 170.02).

The Assessment Area Four Project contains a “system of improvements” for the Development that benefits the entire District; all of which are considered to be for an approved and assessable purpose (F.S. 170.01). This satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all private developable properties receiving a direct and specific benefit, thereby making those properties legally subject to assessments (F.S. 170.01), which satisfies the second requirement above. Finally, the specific benefit to the properties is equal to or exceeds the cost of the assessments to be levied on the benefited properties (F.S. 170.02), which satisfies the third requirement, above.

The first requirement for determining the validity of a special assessment is plainly demonstrable. Eligible improvements are found within the list provided in F.S. 170.01. However, certifying compliance with the second and third requirements necessary to establish a valid special assessment requires a more analytical examination. As required by F.S. 170.02 and described in the next section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various benefitting properties, while confirming the value of these benefits exceeds the cost of providing the improvements. These special benefits include, but are not limited to, the added use of the property, added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property. The Development plan contains a mix of single-family home sites. The method of apportioning benefit to the planned product mix can be related to development density and intensity where it “equates” the estimated benefit conferred to a specific single-family unit type. This is being done to implement a fair and equitable method of apportioning benefits.

The second and third requirements are the key elements in defining a valid special assessment. A reasonable estimate of the proportionate special benefits received from the Assessment Area Four Project of the CIP is demonstrated in the calculation of an equivalent assessment unit (EAU), further described in the next section.

The determination has been made that the duty to pay the non-ad valorem special assessments is valid based on the special benefits imparted upon the benefiting property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for the payment of special assessments, being associated with the special assessment liens encumbering the District as a result of the Assessment Area Four Project, has been apportioned according to a reasonable estimate of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the District will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that property.

Property within Assessment Area Four that currently is not, or upon future development, will not be subject to the special assessments include publicly owned (State/County/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by the Developer and other community property. To the extent it is later determined that property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to lot product average front footage.

VII. ALLOCATION METHODOLOGY

Table 1 outlines EAUs assigned for residential product types under the current Development plan for Assessment Area Four. If future assessable property is added or product types are contemplated, this Report will be amended to reflect such change.

The method of benefit allocation is based on the special benefit received from infrastructure improvements relative to the benefiting Assessable Property by use and size in comparison to other Assessable Property within the District. According to F.S. 170.02, the methodology by which special assessments are allocated specifically to benefited property

must be determined and adopted by the governing body of the District. This alone gives the District latitude in determining how special assessments will be allocated to specific assessable properties. The CIP benefit with respect to the Assessment Area Four Project and special assessment allocation rationale is detailed herein and provides a mechanism by which these costs, based on a determination of the estimated level of benefit conferred by the CIP, are apportioned to the Assessable Property within the District for levy and collection. The allocation of benefits and Series 2026 assessments associated with the Assessment Area Four Project are demonstrated in Table 3 through Table 5. The Developer may choose to pay down or contribute infrastructure on a portion or all of the long-term assessments as evaluated on a per parcel basis, thereby reducing the annual debt service assessment associated with the Series 2026 Bonds.

VIII. ASSIGNMENT OF ASSESSMENTS

This section sets out the manner in which special assessments will be assigned and establishes a lien on land within Assessment Area Four. Regarding the Assessable Property, the special assessments are assigned to all property in Assessment Area Four on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed as to use and product types. Pursuant to Section 193.0235, Florida Statutes, certain privately or publicly owned “common elements” such as clubhouses, amenities, lakes, and common areas for community use and benefit are exempt from non-ad valorem assessments and liens regardless of the private ownership.

It is useful to consider three distinct states or conditions of development within a community. The initial condition is the “undeveloped state”. At this point the infrastructure may or may not be installed but none of the units in the Development plan have been platted. This condition exists when the infrastructure program is financed prior to any development. In the undeveloped state, all the land within the District receive benefit from the Assessment Area Four Project and all the assessable land within the District would be assessed to repay the Bonds. While the land is in an “undeveloped state,” special assessments will be assigned on an equal acre basis across all the gross acreage within the District. Debt will not be solely assigned to parcels that have development rights but will and may be assigned to undevelopable parcels to ensure the integrity of development plans, rights, and entitlements.

The second condition is “on-going development”. At this point, if not already in place, the installation of infrastructure has begun. Additionally, the Development plan has started to take shape. As lands subject to special assessments are platted and fully developed, they are assigned specific assessments in relation to the estimated benefit that each platted unit receives from the CIP, with the balance of the debt assigned on a per-acre basis as described in the preceding paragraph. Therefore, each fully developed, platted unit would be assigned an assessment pursuant to its Product Type classification as set forth in Table 4. It is not contemplated that any unassigned debt would remain once all of the 80 lots associated with the Assessment Area Four Project are platted and fully developed; if such a condition were to occur; the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition, all of the Assessable Property within the Development plan has been platted, upon sale/transfer of a parcel the debt will be assigned based on development plans associated with such parcels/lots.

IX. FINANCING INFORMATION

The District will finance a portion of the Assessment Area Four Project through the issuance of the Bonds secured ultimately by benefiting properties within Assessment Area Four of the District. A number of items will comprise the bond sizing such as a debt service reserve, capitalized interest, issuance costs, and rounding as shown in Table 3.

X. TRUE-UP MODIFICATION

During the construction period of the Development, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the special assessment principal. In order to ensure the District's debt does not build up on the unplatted land, the District shall apply the following test as outlined within this "true-up methodology."

The debt per acre remaining on the unplatted land within the Assessment Area Four may not increase above its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for the Bonds divided by the number of developable acres within Assessment Area Four. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable land must remain equal to or lower than the ceiling level of debt per acre. If the debt per gross acre is found to be above the established maximum, the District would require a density reduction payment in an amount sufficient to reduce the remaining debt per acre to the ceiling amount based on the schedule found in Exhibit A, Assessment Roll, which amount will include accrued interest to the first interest payment date on the Bonds which occurs at least 45 days following such debt reduction payment.

True-up tests shall be performed upon the recording of each plat submitted to subdivide developed lands within Assessment Area Four (including any replats). If upon the completion of any true-up analyses, it is found the debt per acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage within the Assessment Area Four to produce the EAU densities required to adequately service the Bond debt, the District shall require the remittance of a density reduction payment, plus accrued interest as applicable, in an amount sufficient to reduce the remaining debt per assessable acre to the ceiling amount per acre and to allow the remaining acreage to adequately service Bond debt upon development. The final test shall be applied at the platting of 100% of the development units within the District.

True-up payment requirements may be suspended if the landowner can demonstrate, to the reasonable satisfaction of the District, that there is sufficient development potential in the remaining acreage within Assessment Area Four to produce the densities required to adequately service Bond debt. The Developer and District will enter into a true-up agreement to evidence the obligations described in this section.

All assessments levied run with the land and it is the responsibility of the District to enforce the true-up provisions and collect any required true-up payments due. The District will not release any liens on property for which true-up payments are due, until provision for such payment has been satisfactorily made.

XI. ADDITIONAL STIPULATIONS

Inframark was retained by the District to prepare a methodology to fairly allocate the special assessments related to the District's CIP relating to the Assessment Area Four Project. Certain financing, development, and engineering data was provided by members of District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding said information transactions beyond the restatement of the factual information necessary for the compilation of this report. For additional information on the Bond structure and related items, please refer to the Offering Statement associated with this transaction.

Inframark does not represent the District as a Municipal Advisor or Securities Broker nor is Inframark registered to provide such services as described in Section 15B of the Securities and Exchange Act of 1934, as amended. Similarly, Inframark does not provide the District with financial advisory services or offer investment advice in any form.

TABLE 1

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT AA4 DEVELOPMENT PROGRAM				
PROJECT STATISTICS				
PRODUCT	LOT SIZE (1)	LOT COUNT	PER UNIT	TOTAL EAU _s
Single Family	50	36	1.25	45.00
Single Family	60	44	1.50	66.00
TOTAL		80		111.00

(1) Product Type
 (2) Equivalent Assessment Unit

TABLE 2

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ASSESSMENT AREA FOUR			
AA4 ELIGIBLE INFRASTRUCTURE COST DETAIL - 2026 PROJECT			
DESCRIPTION	Master Costs	Pod O	TOTAL ELIGIBLE PROJECT COSTS
Master Roads			
Subdivision Roads		\$ 800,000.00	\$ 800,000.00
Pond Excavation and Stormwater Management		\$ 1,900,000.00	\$ 1,900,000.00
Sewer and Wastewater Management		\$ 600,000.00	\$ 600,000.00
Potable Water		\$ 700,000.00	\$ 700,000.00
Utilities		\$ 40,000.00	\$ 40,000.00
Hardscapes, Landcape Buffers		\$ 100,000.00	\$ 100,000.00
Amenities, Entries			
Environmental		\$ 100,000.00	\$ 100,000.00
Offsites	\$ 1,700,000.00		\$ 1,700,000.00
Professional and Permit Fees		\$ 500,000.00	\$ 500,000.00
TOTAL	\$ 1,700,000.00	\$4,740,000.00	\$ 6,440,000.00

TABLE 3

DEVELOPMENT PROGRAM COST/BENEFIT ANALYSIS	
PROJECT COSTS	\$6,440,000
TOTAL PROGRAM EAU'S	111.00
TOTAL COST/BENEFIT	<u><u>\$58,018</u></u>

Table 3 Notations:

1) Benefit is equal to or greater than cost as assigned per Equivalent Assessment Unit ("EAU") as described above.

TABLE 4

DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
50	1.25	36	45.00	\$2,610,811	\$72,522.52
60	1.50	44	66.00	\$3,829,189	\$87,027.03
		<u>80</u>	<u>111.00</u>	<u>\$6,440,000</u>	

Table 4 Notations:

1) Table 4 determines only the anticipated construction cost, net of finance and other related costs.

TABLE 5

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT SERIES 2026 BONDS		
Coupon Rate ⁽¹⁾		5.75%
Term (Years)		31
Principal Amortization Installments		30
ISSUE SIZE		\$2,200,000
Construction Fund		\$1,695,183
Capitalized Interest (Months) ⁽²⁾	10	\$105,417
Debt Service Reserve Fund		\$155,400
Underwriter's Discount	2.00%	\$44,000
Cost of Issuance		\$200,000
Rounding		\$0
ANNUAL ASSESSMENT		
Annual Debt Service (Principal plus Interest)		\$155,400
Collection Costs and Discounts @	6.00%	\$9,919
TOTAL ANNUAL ASSESSMENT		\$165,319
⁽¹⁾ Preliminary, based on estimated interest rate, subject to change based on market conditions.		
⁽²⁾ Based on 10 months capitalized interest.		

TABLE 6

**BERRY BAY
 COMMUNITY DEVELOPMENT DISTRICT
 ASSESSMENT AREA FOUR**

PRELIMINARY ALLOCATION METHODOLOGY - SERIES 2026 LONG TERM BONDS ⁽¹⁾								
PRODUCT	PER UNIT	TOTAL EAU _s	% OF EAU _s	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Single Family 50'	1.25	45.00	41%	36	\$891,892	\$63,000	\$24,775	\$1,750
Single Family 60'	1.50	66.00	59%	44	\$1,308,108	\$92,400	\$29,730	\$2,100
TOTAL		111.00	100%	80	2,200,000	155,400		

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis. 10 month Capitalized Interest Period.
⁽²⁾ Includes principal, interest NET OF collection costs.

EXHIBIT A

The par amount of Bonds that will be borrowed by the District to pay for the 2026 Project is \$2,200,000.00 payable in 30 annual installments of principal of \$5,416.90 per gross acre. The maximum par debt is \$76,687.12 per gross acre and is outlined below.

Prior to platting, the debt associated with the Capital Improvement Plan will initially be allocated on a per acre basis within AA4 of the District. Upon platting, the principal and long term assessment levied on each benefited property will be allocated to platted lots and developed units in accordance with this Report.

ASSESSMENT ROLL			
TOTAL ASSESSMENT:	\$2,200,000.00		
ANNUAL ASSESSMENT:	\$155,400.00		(30 Installments)
TOTAL GROSS ASSESSABLE ACRES +/-:	28.69		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$76,687.12		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$5,416.90		(30 Installments)
		PER PARCEL ASSESSMENTS	
Landowner Name, Hillsborough County Folio ID & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
301 Wimauma, LLC 111 S. Armenia Avenue, Suite 201 Tampa, FL 33609 See Exhibit B, AA4 Legal Description	28.69	\$2,200,000.00	\$155,400.00
Totals:	28.69	\$2,200,000.00	\$155,400.00

EXHIBIT B

ASSESSMENT AREA FOUR LEGAL DESCRIPTION

DESCRIPTION: BERRY BAY Village O (Plat Parcel) (Prepared by GeoPoint Surveying, Inc)

A parcel of land lying in the Southeast 1/4 of Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, said parcel being more particularly described as follows:

COMMENCE at the Southeast corner of said Southeast 1/4 of Section 19, thence along the South boundary of said section, also being the North boundary of Berry Bay Subdivision Villages E, G, and L, according to the plat thereof, as recorded in Plat Book 142, Page 76, of the Public Records of Hillsborough County, Florida, S 89°25'38" W, a distance of 330.12 feet to the **POINT OF BEGINNING**, thence continuing along said North boundary of said Berry Bay Subdivision Villages E, G, and L, S 89°25'38" W, a distance of 1026.79 feet; thence leaving said North boundary, N.00°34'22"W., a distance of 665.21 feet; thence N.89°42'33"E., a distance of 370.17 feet; thence N.00°12'23"W., a distance of 440.22 feet; thence N.89°25'38"E., a distance of 135.00 feet; thence N.00°09'28"W., a distance of 4.11 feet; thence N.89°41'11"E., a distance of 165.33 feet; thence N.00°17'50"W., a distance of 174.92 feet to the South Right of Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence along said South Right of Way N.89°42'33"E., a distance of 691.04 feet; thence leaving said South Right of Way, S.00°12'00"E., a distance of 639.44 feet; thence S.89°33'38"W., a distance of 330.28 feet; thence S.00°12'59"E., a distance of 639.83 feet to the **POINT OF BEGINNING**.

Containing 28.688 acres, more or less.

QUIT CLAIM BILL OF SALE
(Berry Bay Village C)

KNOW ALL MEN BY THESE PRESENTS, that **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company, whose address for purposes hereof is 4211 West Boy Scout Boulevard, Suite 300, Tampa, Florida 33607 ("**Grantor**"), for and in consideration of the sum of Ten Dollars (\$10.00) and other valuable consideration, to it paid by the **BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**, a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes ("**District**") whose address is c/o Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, the receipt whereof is hereby acknowledged, has granted, bargained, sold, transferred and delivered, and by these presents does grant, bargain, sell, transfer, and deliver unto the District, its successors and assigns, the following described property, assets and rights, to-wit:

All street, roadway, landscaping, storm water drainage, and irrigation improvements, if any (collectively, the "**Personal Property**"), located within any portion of the following real property owned, as a matter of record, by Grantor as of the date of this Quit Claim Bill of Sale (the "**Real Property**"): Tract A, Tract B-1, Tract B-2, Tract B-3, Tract B-4, and Tract D-1, of BERRY BAY VILLAGE C, according to the Plat thereof, as recorded in Plat Book 149, Pages 76-86, of the Public Records of Hillsborough County, Florida.

TO HAVE AND TO HOLD all of the Personal Property unto the District, its successors and assigns, for the District's own use forever, free and clear and discharged of and from any and all obligations, claims or liens relative to any Personal Property lying within the Real Property.

AND the Grantor does hereby represent and warrant to the District, its successors and assigns, that (a) Grantor has not previously conveyed the Personal Property to any other party; and (b) Grantor has no knowledge of any defects in the Personal Property. Subject only to the express representations and warranties set forth above, the Personal Property is conveyed by Grantor to the District, and the District hereby accepts the Personal Property, in its "as-is" condition; provided, however, that Grantor hereby assigns, transfers and conveys to the District any and all rights of Grantor (if any) against any and all firms or entities which may have caused any defects, including, but not limited to, any and all warranties and other forms of indemnification.

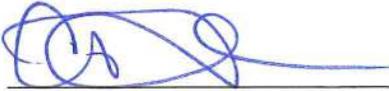
[Signatures begin on the following page.]

[Grantor's signature page to Quit Claim Bill of Sale]

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed in its name this 23 day of February, 2026.

Signed, sealed and delivered in the presence of:

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company



Printed Name: Chris Finby

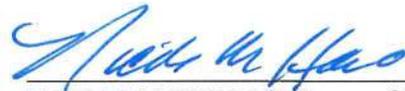
By: 
Name: R. Scott Griffith
Title: Vice President, Land



Printed Name: Caleb Lasher

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 23rd day of February, 2026, by R. Scott Griffith, as Vice President, Land, of M/I Homes of Tampa, LLC, a Florida limited liability company, on behalf of the company, who is personally known to me or has produced _____ as identification.


NOTARY PUBLIC, State of Florida

Nicole Monique Hall
Print or Stamp Name: _____
My Commission Expires: 11/08/2029

NOTARY SEAL:



[Signatures continue on the following page.]

ACCEPTED BY THE DISTRICT:

Signed, sealed and delivered
in the presence of:

**BERRY BAY COMMUNITY
DEVELOPMENT DISTRICT,**
a unit of special purpose government created
pursuant to Chapter 190, *Florida Statutes*.

Printed Name: _____

By: _____
Carlos de la Ossa
Chair of the Board of Supervisors

Printed Name: _____

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this ___ day of _____, 202___, by Carlos de la Ossa, as Chair of the Board of Supervisors of the Berry Bay Community Development District, on behalf of the District, who is personally known to me or has produced _____ as identification.

NOTARY PUBLIC, State of Florida

Print or Stamp Name: _____
My Commission Expires: _____

NOTARY SEAL:

Consideration: \$10.00
Documentary Stamp Tax: \$0.70

**Prepared by and
when recorded return to:**
Kathryn C. Hopkinson, Esq.
Straley Robin Vericker
1510 West Cleveland Street
Tampa, Florida 33606

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED is made as of the 23rd day of February, 2026, by **CC SAFFOLD FARMS, LLC**, a Florida limited liability company whose mailing address is 111 South Armenia Avenue, Tampa, FL 33609, **M/I HOMES OF TAMPA, LLC**, a Florida limited liability company whose mailing address is 4131 Worth Avenue, Suite 500, Columbus, OH 43219, and **EPG1, LLC**, a Florida limited liability company whose mailing address is 111 South Armenia Avenue, Tampa, FL 33609 (each as their interest appears of record with respect to the portion of the Property (as defined below) owned by such entity, hereinafter referred to as the "**Grantor**") in favor of the **BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**, a unit of special purpose local government organized and existing under Chapter 190, Florida Statutes ("**Grantee**"), whose address is c/o Inframark 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

WITNESSETH, that Grantor, for and in consideration of the sum of Ten and 00/100 Dollars (\$10.00), and other valuable consideration in hand paid by Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, sold and conveyed to Grantee, its successors and assigns forever, all of the following described real property located in Hillsborough County, Florida ("**Property**");

Tract A, Tract B-1, Tract B-2, Tract B-3, Tract B-4, and Tract D-1, of BERRY BAY VILLAGE C, according to the Plat thereof, as recorded in Plat Book 149, Pages 76-86, of the Public Records of Hillsborough County, Florida;

TOGETHER WITH, with all appurtenances, hereditaments, and improvements located thereon and pertaining thereto.

TO HAVE AND TO HOLD the Property, with all improvements thereon, unto Grantee in fee simple forever.

AND Grantor, with respect to the portion of the Property owned by such entity, does hereby covenant with Grantee that the Property is free from all liens and encumbrances whatsoever, except (a) taxes for the year 2026 and subsequent years; (b) zoning and other governmental regulations; (c) conditions, restrictions, limitations, and easements of record, however this provision shall not reimpose any of the same. Grantor does hereby fully warrant title to the portion of the Property owned by such entity and will defend the same against the lawful claims of all persons whomever claiming title by, through or under Grantor, but not against the claims of others.

PREPARED AT THE REQUEST OF THE GRANTOR AND GRANTEE WITHOUT THE BENEFIT OF A TITLE SEARCH.

IN WITNESS WHEREOF, Grantor has executed this deed as of the date first above written.

Signed, Sealed and Delivered in the Presence of:

CC SAFFOLD FARMS, LLC,
a Florida limited liability company,

Kenley Bruce

Name: Kenley Bruce
Address: 111 S. Armenia Ave.
Tampa, FL 33609

By: *Nicholas J. Dister*

Name: Nicholas J. Dister
Title: Authorized Representative

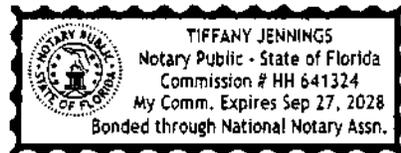
Connor Smith

Name: Connor Smith
Address: 111 S. Armenia Ave.
Tampa, FL 33609

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on December 17, 2025, by NICHOLAS J. DISTER as Authorized Representative of CC SAFFOLD FARMS, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

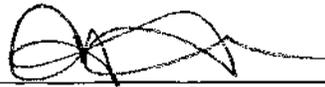
Tiffany Jennings
Notary Public Signature

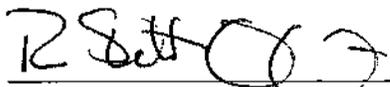


Notary Stamp

Signed, Sealed and Delivered in the Presence of:

M/I HOMES OF TAMPA, LLC,
a Florida limited liability company.

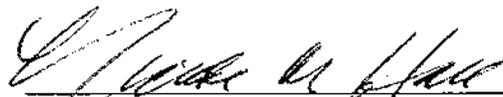

Name: Chad Fisher
Address: 4211 West Boy Scout Boulevard
Suite 300, Tampa, FL 33607

By: 
Name: R. Scott Griffith
Title: Vice President, Land


Name: Caleb Lasher
Address: 4211 West Boy Scout Boulevard
Suite 300, Tampa, FL 33607

STATE OF FLORIDA
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on February 23, 2026, by R. Scott Griffith, as Vice President, Land of M/I HOMES OF TAMPA, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.


Notary Public Signature

1
Notary Stamp



Signed, Sealed and Delivered in the Presence of:

Kenley Bruce
Name: Kenley Bruce
Address: 111 S. Armenia Ave.
Tampa, FL 33609

Connor Smith
Name: Connor Smith
Address: 111 S. Armenia Ave.
Tampa, FL 33609

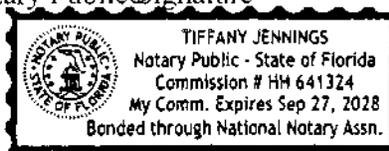
EPG1, LLC,
a Florida limited liability company,

By: *Nicholas J. Dister*
Name: Nicholas J. Dister
Title: Authorized Representative

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, on December 17, 2025, by NICHOLAS J. DISTER as AUTHORIZED REPRESENTATIVE of EPG1, LLC, a Florida limited liability company, who is personally known to me or has produced _____ as identification.

Tiffany Jennings
Notary Public Signature



Notary Stamp

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

1 The regular meeting of the Board of Supervisors of Berry Bay Community Development
2 District was held on Thursday, February 5, 2026, and called to order at 2:14 p.m., at the Offices
3 of Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

4
5 Present and constituting a quorum were:

6		
7	Carlos de la Ossa	Chairperson
8	Nicholas Dister	Vice Chairperson (<i>via phone</i>)
9	Kelly Evans	Assistant Secretary
10	Chloe Firebaugh	Assistant Secretary

11
12 Also present were:

13		
14	Jayna Cooper	District Manager
15	Rollamay Turkoane	District Manager
16	Brooke Chapman	District Manager
17	John Vericker	District Counsel
18	Kathryn Hopkinson	District Counsel
19	Arturo Gandarilla	Field Manager

20
21 *This is not a certified or verbatim transcript but rather represents the context and*
22 *summary of the meeting. The full meeting is available in audio format upon request. Contact*
23 *the District Office for any related costs for an audio copy.*

24
25 **FIRST ORDER OF BUSINESS**

Call to Order/Roll Call

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

27
28 **SECOND ORDER OF BUSINESS**

Public Comments

29 The Board received questions. Responses will follow meeting.

30
31 **THIRD ORDER OF BUSINESS**

Business Items

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

35 On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in 36 favor, Resolution 2026-07; Adopting Amended Non-Resident Member 37 User Fees for Amenities, was adopted. 4-0

38
39 **FOURTH ORDER OF BUSINESS**

Consent Agenda

40 **A. Approval of Minutes of the January 08, 2026, Regular Meeting**
41 **B. Consideration of Operation and Maintenance December 2025**
42 **C. Acceptance of the Financials and Approval of the Check Register for December**
43 **2025**
44 **D. Ratification of the Blue Life Pool Service Life Ring Proposal #5441 (\$380.00)**

- 45 **E. Kings Power Washing Services Proposal #10213 (\$725.00)**
- 46 **F. Ratification of Coastal Fence Services Proposal #85 (\$1,017.50)**
- 47 **G. Ratification of Kings Power Washing Proposal #1217 (\$1,223.00)**
- 48 **H. Ratification of Down to Earth Proposal #138658 (\$726.03)**
- 49 **I. Ratification of Salva Tree Cutting Services (\$9,850.00)**
- 50 **J. Ratification of Kings Power Washing Services #10288 (\$748.00)**
- 51 **K. Ratification of Salva’s Paver’s Solution Proposal #2026-001 (\$2,200.00)**
- 52 **L. Ratification of Salva Tree Cutting Services Proposal #2025-72 (\$1,900.00)**

On MOTION by Mr. de la Ossa seconded by Ms. Firebaugh, with all in favor, the Consent Agenda, was approved. 4-0

FIFTH ORDER OF BUSINESS

Staff Reports

- A. District Counsel
- B. District Engineer
- C. District Manager

There being no reports, the next item followed.

i. Field Inspections Report

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

SIXTH ORDER OF BUSINESS

Board of Supervisors' Requests and Comments

There being none, the next order of business followed.

SEVENTH ORDER OF BUSINESS

Adjournment

There being no further business,

On MOTION by Mr. de la Ossa seconded by Ms. Evans, with all in favor, the meeting was adjourned at 2:22 pm. 4-0

 Jayna Cooper/Rollamay Turkoane
 District Manager

 Carlos de la Ossa
 Chairperson

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
Monthly Contract						
BLUE LIFE POOL SERVICE LLC	1/3/2026	21798	\$2,000.00			POOL CONTRACT
BLUE LIFE POOL SERVICE LLC	1/16/2026	22063	\$380.00		\$2,380.00	POOL SERVICES
BUSINESS OBSERVER	1/9/2026	26-00112H	\$87.50			LEGAL ADVERTISING
CITY-WIDE CLEANING LLC	1/15/2026	19924	\$645.00			REPLACED PET STATION OUTSIDE DOG PARK
CITY-WIDE CLEANING LLC	1/17/2026	19925	\$835.00			CLEANING SERVICES
CITY-WIDE CLEANING LLC	1/17/2026	19925	\$145.00	\$980.00	\$1,625.00	PET STATION
DOWN TO EARTH	1/5/2026	163794	\$27,976.08			LANDSCAPE MAINTENANCE CONTRACT
DOWN TO EARTH	1/22/2026	164902	\$637.00		\$28,613.08	IRRIGATION REPAIRS
INFRAMARK LLC	1/6/2026	1164513	\$988.00			AMENITY R&M
INFRAMARK LLC	1/20/2026	169001	\$21.46		\$1,009.46	POSTAGE
SIGNAL 88 FRANCHISE GROUP, INC.	1/1/2026	US_118083	\$900.00			SECURITY PATROL
STRALEY ROBIN VERICKER	1/14/2026	27838	\$3,617.00			PROFESSIONAL SERVICES
SWINE SOLUTIONS	1/24/2026	690	\$1,550.00			TRAPPING FEE
TECO	1/13/2026	011326-9422-ACH	\$1,492.08			STREETLIGHTS
Monthly Contract Subtotal			\$41,274.12			
Utilities						
BOCC	1/20/2026	012026-7985-ACH	\$193.13			WATER
CHARTER COMMUNICATIONS	12/31/2025	2748863123125-ACH	\$110.00			INTERNET
TECO	12/12/2025	221009493786121225	\$284.04			SERVICE 11/07/25 - 12/08/25
TECO	1/15/2026	011526-221009493786	\$4,107.47			ELECTRIC
TECO	1/14/2026	011426-20294-ACH	\$139.88			STREETLIGHTS
TECO	1/15/2026	011526-82187-ACH	\$36.90			ELECTRIC
TECO	1/7/2026	010726-6104-ACH	\$10,496.62			STREETLIGHTS
TECO	1/7/2026	010726-6104-ACH	\$332.51	\$10,829.13		ELECTRIC

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
TECO	1/15/2026	011526-63334-ACH	\$512.90			STREETLIGHTS
TECO	1/15/2026	011526-93150-ACH	\$1,506.47			ELECTRIC
TECO	1/15/2026	011526-92960-ACH	\$1,025.80			STREETLIGHTS
TECO	1/15/2026	011526-93802-ACH	\$1,445.44		\$19,888.03	STREETLIGHTS
Utilities Subtotal			\$20,191.16			
Regular Services						
BLUE LIFE POOL SERVICE LLC	1/9/2026	22048	\$384.00			POOL-SAFETY THROW ROPE
CARLOS DE LA OSSA	1/8/2026	CO-010826	\$200.00			BOARD 01/08/26
GRAU AND ASSOCIATES	1/5/2026	28390	\$1,500.00			AUDIT FYE 09/30/2025
KELLY ANN EVANS	1/8/2026	KE-010826	\$200.00			BOARD 01/08/26
KINGS POWER WASHING SERVICES	1/20/2026	1217	\$1,098.00			FENCE CLEANING & REPAIRS
NICHOLAS J. DISTER	1/8/2026	ND-010826	\$200.00			BOARD 01/08/26
RYAN MOTKO	1/8/2026	RM-010826	\$200.00			BOARD 01/08/26
SALVA TREE CUTTING SERVICE	1/27/2026	1025	\$9,850.00			TREE SERVICES
SCHOOLSTATUS, LLC	1/1/2026	INV-SS-5829	\$3,125.00			WEBSITE DESIGN
SURELOCK SECURITY SOLUTIONS, LLC	7/5/2025	1129	\$1,221.77			ACCESS CONTROL-SERVICE CALL-DOOR HANDLE
SURELOCK SECURITY SOLUTIONS, LLC	7/19/2025	1154	\$630.00			ACCESS CONTROL-SERVICE CALL-FOBS
SURELOCK SECURITY SOLUTIONS, LLC	10/13/2025	1156	\$618.30		\$2,470.07	ACCESS CONTROL-FOBS
TRUIST - CC	1/2/2026	010226-1411	\$12.99			12/03/25-01/02/26 PURCHASES
TRUIST - CC	12/2/2025	120225-1411	\$94.51		\$107.50	TRUIST CC PURCHASES
Regular Services Subtotal			\$19,334.57			
Additional Services						
BERRY BAY CDD	1/6/2026	01062026-0106	\$6,532.25			SERIES 2021 FY26 DS 01.06.26
BERRY BAY CDD	1/6/2026	01062026-0106	\$2,927.40	\$9,459.65		SERIES 2023 FY26 DS 01.06.26
BERRY BAY CDD	12/2/2025	12022025-1202	\$35,444.44			SERIES 2021 FY26 DS 12.02.2025
BERRY BAY CDD	12/2/2025	12022025-1202	\$15,844.31	\$51,288.75	\$60,748.40	SERIES 2023 FY26 DS 12.02.25
COASTAL FENCE SERVICES, LLC	1/21/2026	64	\$1,317.50			BASKETBALL COURT-CHAIN LINK REPAIRS & FENCE REPAIRS

BERRY BAY CDD
Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
COASTAL FENCE SERVICES, LLC	1/14/2026	61	\$280.00		\$1,597.50	REPAIR PLAYGROUND FEATURE
CROSSCREEK ENVIRONMENTAL, INC.	9/9/2025	22608	\$6,475.00			SEPT 25-FES STRUCTURE REPAIR
DOWN TO EARTH	1/22/2026	164904	\$157.64			IRRIGATION INSTALLATION
FIELDS CONSULTING GROUP LLC	1/3/2026	3729	\$250.00			SIGNAGE-BEWARE OF WILDLIFE
KINGS POWER WASHING SERVICES	1/20/2026	1217	\$125.00			Fence Repair
Additional Services Subtotal			\$69,353.54			
TOTAL			\$150,153.39			

BLUE LIFE POOL SERVICE | CPC 1461225
 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
21798	01/03/2026	\$2,000.00	02/02/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Manatee - Commercial	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

BLUE LIFE POOL SERVICE | CPC 1461225
 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
22063	01/16/2026	\$380.00	02/15/2026	Net 30	

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
BALANCE DUE	\$380.00

Pay invoice

Business Observer

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

INVOICE

Legal Advertising

Invoice # 26-00112H

Date 01/09/2026

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 # 26-00112H Notice of Public Hearing on Proposed User Fees for Non Resident Use of District Recreational Facilities RE: Berry Bay CDD Hearing on 2/5/26 at 2:00 PM Published: 1/9/2026	\$87.50
---	---------

Important Message

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

Paid	()
Total	\$87.50

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

**BERRY BAY COMMUNITY
DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING ON
PROPOSED USER FEES FOR
NON-RESIDENT USE OF
DISTRICT RECREATIONAL
FACILITIES**

In accordance with Chapter 190, Florida Statutes, the Berry Bay Community Development District (the "District") hereby gives public notice of a public hearing to establish a fee schedule for non-residents to use the District's recreational facilities. The hearing will be for the purpose of reviewing and setting a policy and fee schedule for the use of District amenities, to provide for efficient and effective District operations, and to recover the costs of providing the services to non-residents. At the conclusion of the hearing, the Board shall adopt a policy and fee schedule as finally approved by the Board of Supervisors.

The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of a policy and fee schedule.

A PUBLIC HEARING WILL BE HELD AT THE TIME, DATE, AND PLACE SHOWN BELOW:

DATE: Thursday,
February 5, 2026
TIME: 2:00 p.m.
PLACE: Inframark
2005 Pan Am
Circle, Suite 300
Tampa, FL 33607

All interested parties may appear at the meeting and be heard regarding the proposed establishment of the policy and fee schedule. This public hearing may be continued to a date, time, and place to be specified on the record at the public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

A copy of the proposed policy and fee schedule may be obtained by contacting District Manager Jayna Cooper at Jayna.Cooper@Inframark.com, 2005 Pan Am Circle Drive, Suite 300, Tampa, FL 33607, or by calling (813) 873-7300.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Manager.

January 9, 2026 26-00112H

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.

Down to Earth Landscape & Irrigation

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



Invoice: #163794

January 2026

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 (2026)
Estimate # 135074

Invoice Date

1/5/2026

Date Due

2/19/2026

Terms

Net 45

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135074 - Berry Bay CDD Contract (2026) January 2026				\$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

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://dtelandscape.com/terms-and-conditions/>.

Down to Earth Landscape & Irrigation

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



Invoice: #164902

January 2026

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, FL 33604

Project/Job

Invoice Irrigation Form 12.08.2025
Estimate # 135361

Invoice Date

1/22/2026

Date Due

2/6/2026

Terms

Net 15

Customer PO #

Invoice Details				
Description of Services & Items	Unit	Quantity	Rate	Amount
#135361 - Invoice Irrigation Form 12.08.2025				\$637.00
LCE006: Irrigation Repairs				\$637.00
6" Irrigation Spray Head Repaired/Replaced/Relocated (Kit)	Each	7.00	\$40.00	\$280.00
4" Irrigation Rotor Repaired/ Replaced/ Relocated (Kit)	Each	4.00	\$45.00	\$180.00
Standard Irrigation Nozzle Replaced (Kit)	Each	16.00	\$8.00	\$128.00
Drip Line Fittings (Kit)	Each	8.00	\$3.00	\$24.00
Bubbler Added/ Replaced (Kit)	Each	1.00	\$25.00	\$25.00

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	\$637.00
Sales Tax	\$0.00
Total	\$637.00
Credits/Payments	(\$0.00)
Balance Due	\$637.00

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://dtelandscape.com/terms-and-conditions/>.

Irrigation Service Report

General Information

Technician: Smalo

Customer: Berry Bay CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 1

Date: Dec. 8, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,tuesday,wednesday,thursday,friday

Irrigation Zones

Attribute	1	2	3	4	5	6	7
Zone Type	Spray						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	8	9	10	11	12	13	14
Zone Type	Spray						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	15	16	17	18	19	20	21
Zone Type	Bubbler	Spray	Spray	Spray	Spray	Spray	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins				
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>			

Irrigation Zones

Attribute	22	23	24	25	26	27	28
Zone Type	Spray	Spray	Spray	Rotor	Spray	Rotor	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>				

Irrigation Zones

Attribute	29	30	31	32	33	34	35
Zone Type	Bubbler	Rotor	Spray	Rotor	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	36	37	38	39	40	41	42
Zone Type	Bubbler	Spray	Spray	Spray	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	43	44	45	46	47	48	49
Zone Type	Spray	Spray	Rotor	Spray	Spray	None	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 0 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	Yes	No	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>					

Irrigation Zones

Attribute	50	51	52	53	54	55	56
Zone Type	Spray	None	Spray	Spray	Spray	None	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 0 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 0 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	57	58	59	60	61	62	63
Zone Type	Bubbler	Spray	Rotor	Bubbler	Spray	Rotor	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	64	65	66	67	68	69	70
Zone Type	Spray						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	71	72	73	74	75	76	77
Zone Type	Spray	Spray	Spray	Spray	Drip	Bubbler	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	78	79	80	81	82	83	84
Zone Type	Bubbler	Spray	Bubbler	Rotor	Spray	Rotor	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins				
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	85	86	87	88	89	90	91
Zone Type	Spray	Spray	Bubbler	Drip	Spray	Spray	Drip
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	92	93	94	95	96	97	98
Zone Type	Drip	Spray	Spray	Rotor	Spray	Rotor	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	99	100	101	102	103	104	105
Zone Type	Rotor	Drip	Drip	None	Bubbler	Rotor	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 0 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	106	107	108	109	110	111	112
Zone Type	Spray	Rotor	Spray	Spray	Spray	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins				
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	113	114	115	116	117	118	119
Zone Type	Spray	Spray	Spray	Drip	Drip	Spray	Rotor
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins				
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>			

Irrigation Zones

Attribute	120	121	122	123	124	125	126
Zone Type	Rotor	Spray	Spray	Spray	Drip	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 40 mins	0 hrs 20 mins					
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	127	128	129	130	131	132	133
Zone Type	Spray	Spray	Rotor	Bubbler	Spray	Spray	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 40 mins	0 hrs 20 mins			
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	134	135	136	137	138	139	140
Zone Type	Rotor	Rotor	Spray	Spray	Spray	Spray	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 40 mins	0 hrs 40 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 0 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<i>No repair items available</i>			

Irrigation Zones

Attribute	141	142	143	144	145	146	147
Zone Type	None	Drip	Spray	Bubbler	Drip	Spray	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 0 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	148	149	150	151	152	153	154
Zone Type	Spray	Bubbler	Spray	Spray	Bubbler	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	Yes	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 1	<i>No repair items available</i>			

Irrigation Zones

Attribute	155	156	157	158	159	160	161
Zone Type	Spray						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	0 hrs 20 mins						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	162	163	164	165	166
Zone Type	None	Spray	Spray	Spray	Spray
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	0 hrs 0 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	No	No	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>				

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments:

Irrigation Service Report

General Information

Technician: Smalo

Customer: Berry Bay CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 2

Date: Dec. 8, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,tuesday,wednesday,thursday,friday

Irrigation Zones

Attribute	1	60	61	62	63	64	65
Zone Type	None	Spray	Spray	None	None	None	None
Program Type		A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 20 mins	0 hrs 20 mins	N/A	N/A	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>				

Irrigation Zones

Attribute	66	67	68	69	70	71	72
Zone Type	None	None	None	None	None	Spray	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	N/A	N/A	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>				

Irrigation Zones

Attribute	73	74	75	76	77	78	79
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	80	81	82	83	84	85	86
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	87	88	89	90	91	92	93
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	94	95	96	97	98	99	100
Zone Type	None	None	None	Drip	Rotor	None	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	0 hrs 40 mins	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	101	102	103	104	105	106	107
Zone Type	None	None	None	Spray	None	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 2 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 2

Irrigation Zones

Attribute	108	109	110	111	112	113	114
Zone Type	None	None	None	Spray	None	None	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	115	116	117	118	119	120	121
Zone Type	None	Rotor	Rotor	None	None	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 40 mins	0 hrs 40 mins	N/A	N/A	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	Yes	No	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1

Irrigation Zones

Attribute	123	124	125	126	127	128	129
Zone Type	None	None	None	Spray	None	None	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A	N/A	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 3

Irrigation Zones

Attribute	130	131	132	133	134	135	136
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	137	138	139	140	141
Zone Type	None	None	None	Spray	None
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments:

Irrigation Service Report

General Information

Technician: Smalo

Customer: Berry Bay CDD

Branch: Sarasota

Report Type: Monthly Wet Check

Controller Name: Timer 2

Date: Dec. 8, 2025

Programs Needed: Yes

Weather Sensor Checked: Yes

Weather Sensor Working: Yes

Controller Status: Working

Controller Make/Model: Hunter ACC2

POC Info: Well

Pump Status Type: Submersible

Programs

Program Name: Program A

Start Time: 7 p.m.

Seasonal Adjustment:

Run Days: monday,tuesday,wednesday,thursday,friday

Irrigation Zones

Attribute	1	60	61	62	63	64	65
Zone Type	None	Spray	Spray	None	None	None	None
Program Type		A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	None	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 20 mins	0 hrs 20 mins	N/A	N/A	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	No	No	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>				

Irrigation Zones

Attribute	66	67	68	69	70	71	72
Zone Type	None	None	None	None	None	Spray	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	N/A	N/A	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>				

Irrigation Zones

Attribute	73	74	75	76	77	78	79
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	80	81	82	83	84	85	86
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	87	88	89	90	91	92	93
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	94	95	96	97	98	99	100
Zone Type	None	None	None	Drip	Rotor	None	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	0 hrs 40 mins	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	Yes	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	101	102	103	104	105	106	107
Zone Type	None	None	None	Spray	None	Drip	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Irrigation Spray Head Repaired/Replaced/Relocated Item Type: 6" Qty: 2 2. Irrigation Nozzle Replaced Item Type: Standard Qty: 2

Irrigation Zones

Attribute	108	109	110	111	112	113	114
Zone Type	None	None	None	Spray	None	None	None
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A	N/A	N/A
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	No
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 2	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>

Irrigation Zones

Attribute	115	116	117	118	119	120	121
Zone Type	None	Rotor	Rotor	None	None	Drip	Bubbler
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	0 hrs 40 mins	0 hrs 40 mins	N/A	N/A	0 hrs 20 mins	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	Yes	Yes	No	No	Yes	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	Billable Items: 1. Irrigation Rotor Repaired/Replaced/Relocated Item Type: 4" Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Drip Line Item Type: Fittings Used Qty: 2	Billable Items: 1. Bubbler Added/Replaced Item Type: Quantity Qty: 1

Irrigation Zones

Attribute	123	124	125	126	127	128	129
Zone Type	None	None	None	Spray	None	None	Spray
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None	None	None	None	None	None	None
Run Days	None	None	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A	N/A	0 hrs 20 mins
Checked Filters	No	No	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No	No	No
Head Adjusted	No	No	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No	No	Yes
Proposed Repairs	No	No	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 3

Irrigation Zones

Attribute	130	131	132	133	134	135	136
Zone Type	None						
Program Type	A	A	A	A	A	A	A
Run Time Schedule	None						
Run Days	None						
Power Type	Hardwire						
Zone Faults	No						
Zone Runtime	N/A						
Checked Filters	No						
Clogged Nozzles	No						
Head Adjusted	No						
Billable Repairs	No						
Proposed Repairs	No						
Zone Repair Items	<i>No repair items available</i>						

Irrigation Zones

Attribute	137	138	139	140	141
Zone Type	None	None	None	Spray	None
Program Type	A	A	A	A	A
Run Time Schedule	None	None	None	None	None
Run Days	None	None	None	None	None
Power Type	Hardwire	Hardwire	Hardwire	Hardwire	Hardwire
Zone Faults	No	No	No	No	No
Zone Runtime	N/A	N/A	N/A	0 hrs 20 mins	N/A
Checked Filters	No	No	No	No	No
Clogged Nozzles	No	No	No	No	No
Head Adjusted	No	No	No	No	No
Billable Repairs	No	No	No	Yes	No
Proposed Repairs	No	No	No	No	No
Zone Repair Items	<i>No repair items available</i>	<i>No repair items available</i>	<i>No repair items available</i>	Billable Items: 1. Irrigation Nozzle Replaced Item Type: Standard Qty: 1	<i>No repair items available</i>

Account Manager Contact

Contacted Manager: Yes

Contact Time: None

Communication Type: Text

Additional Comments:



Inframark, LLC
2002 West Grand Parkway North, Suite 100
Katy, Texas 77449
(281) 578-4200

Client ID Number	
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Invoice Number	1164513
Invoice Date	1/6/2026
Due Date	2/5/2026

To: Berry Bay CDD
2005 Pan Am Cir, Ste 300

Tampa, FL 33607-6008

Service Description	Total
Maintenance Services	\$988.00

Subtotal	\$988.00
Sales Tax	\$0.00
Total	\$988.00

Please Pay This Amount

Remit To: Inframark, LLC, P.O. Box 733778, Dallas, Texas 75373-3778

To pay by Credit Card, contact us at 281-578-4299, 9:00am - 5:30pm EST, Mon - Fri. 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 Project ID and the Invoice Number on the check stub of your payment.

INFRAMARK, LLC

06 Jan 2026 11:16:59PM CST

DISTRICT : BERRY BAY CDD

Go Green! Think before you print.

INVOICE NO. 1164513 - DETAIL

INVOICE DATE: 1/6/2026

Work Type / Sub Category	Date Complete	WO Number	Address	Task Details	Equipment Costs	Labor Costs	Materials/Other Service Costs	Sales Tax Total	Total Costs	B/C
IMS Billable Work Order										
General Maintenance & Repairs										
	9/11/2025	4376431	BBCDD District Area	General Maintenance; Install Baby Changing Station.	\$0.00	\$0.00	\$768.00	\$0.00	\$768.00	N
	12/26/2025	4401957	BBCDD District Area	General Maintenance; Replaced Rusty Crash Bar at the side gate to the pool.	\$0.00	\$0.00	\$220.00	\$0.00	\$220.00	N
				General Maintenance & Repairs Total	\$0.00	\$0.00	\$988.00	\$0.00	\$988.00	
				BWO Total	\$0.00	\$0.00	\$988.00	\$0.00	\$988.00	
				Invoice Total	\$0.00	\$0.00	\$988.00	\$0.00	\$988.00	



INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#

169001

DATE

1/20/2026

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**

1/20/2026

Services provided for the Month of: December 2025

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Postage	29	Ea	0.74		21.46
Subtotal					21.46

Subtotal	\$21.46
Tax	\$0.00
Total Due	\$21.46

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.



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_118083
Invoice Date: 2026-01-01
Due Date: 2026-01-16
Terms: NET15
Customer ID: 214571
Customer PO:

Amount Due: \$900.00
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
2025-12-01-2025-12-31	Roving Patrol Tours - Berry Bay Patrols : : Service Location: Berry Bay	36	\$25.00	\$900.00
			Subtotal	\$900.00
			Sales tax	\$0.00
			1) FLORIDA FL STATE TAX (6)	\$0.00
			2) HILLSBOROUGH FL COUNTY TAX (1.5)	\$0.00
			Total	\$900.00

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.

Straley Robin Vericker

1510 W. Cleveland Street

Tampa, FL 33606

Telephone (813) 223-9400

Federal Tax Id. - 20-1778458

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

January 14, 2026

Client: 001543

Matter: 000001

Invoice #: 27838

Page: 1

RE: General

For Professional Services Rendered Through December 31, 2025

SERVICES

Date	Person	Description of Services	Hours	Amount
12/2/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
12/4/2025	KCH	PREPARE QUIT CLAIM DEED FOR EASEMENTS AND SPECIAL WARRANTY DEED FOR TRACTS ASSOCIATED WITH PLAT OF BERRY BAY VILLAGE C.	2.0	\$750.00
12/5/2025	CAW	REVIEW RECORDED PLAT OF BERRY BAY VILLAGE C; REVIEW TITLE REPORT FOR PLAT; REVIEW LEGAL DESCRIPTIONS TO DETERMINE OWNERSHIP; REVIEW AND REVISE SPECIAL WARRANTY DEED AND QUIT CLAIM DEED; EMAIL CORRESPONDENCE WITH OWNERS REGARDING TRACTS TO BE CONVEYED AND FORM OF DEEDS.	1.8	\$675.00
12/9/2025	JMV	PREPARE FOR AND ATTEND CONFERENCE CALL.	0.3	\$121.50
12/11/2025	LC	CORRESPONDENCE TO E. DAVIDSON AND B. LAMB RE STATUS OF 2025 EXPANSION PETITION; REVIEW RESPONSE FROM B. LAMB RE POTENTIAL FEBRUARY PUBLIC HEARING DATE.	0.1	\$19.50
12/12/2025	CAW	REVIEW PUBLICATION FOR NOTICE OF HEARING; REVIEW DRAFT ORDINANCE RE BOUNDARY EXPANSION.	0.6	\$225.00
12/12/2025	LC	REVIEW CORRESPONDENCE FROM B. LAMB AND RESPOND TO SAME RE DRAFT ORDINANCE AND PUBLICATION AD FOR JANUARY 13, 2026 PUBLIC HEARING DATE ON EXPANSION PARCEL; WORK ON DRAFT HEARING NOTICE; PREPARE DRAFT ORDINANCE FOR BOUNDARY AMENDMENT; FINALIZE HEARING NOTICE AD AND ORDINANCE; PREPARE CORRESPONDENCE TO B. LAMB RE SAME.	1.3	\$253.50
12/12/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00

SERVICES

Date	Person	Description of Services	Hours	Amount
12/16/2025	JMV	CONFERENCE CALL WITHE C. DE LA OSSA.	0.3	\$121.50
12/16/2025	CAW	REVIEW TITLE REPORT FOR BERRY BAY VILLAGE C; PREPARE FOR AND ATTEND MONTHLY STATUS CALL ON EXPANSION.	0.6	\$225.00
12/16/2025	LC	PREPARE DRAFT BILL OF SALE FOR M/I HOMES AND THE DISTRICT RE BERRY BAY VILLAGE C TRACTS.	0.8	\$156.00
12/17/2025	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	\$121.50
12/17/2025	CAW	REVIEW QUIT CLAIM BILL OF SALE AND DISTRIBUTE INSTRUMENTS TO EPG AND M/I HOMES.	0.2	\$75.00
12/18/2025	JMV	DRAFT EMAIL TO J. COOPER; PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW RESOLUTIONS.	0.6	\$243.00
12/22/2025	WAS	DRAFT ADDENDUM TO ADD MITIGATION SERVICES TO AQUATIC MANAGEMENT SERVICES AGREEMENT WITH ECO-LOGIC.	0.4	\$134.00
12/24/2025	CAW	REVIEW AND RESPOND TO EMAIL CORRESPONDENCE REGARDING CONVEYANCE OF TRACTS IN BERRY BAY VILLAGE C.	0.2	\$75.00
12/31/2025	KCH	REVIEW AGENDA PACKAGE.	0.4	\$150.00
Total Professional Services			10.6	\$3,617.00
Total Services				\$3,617.00
Total Disbursements				\$0.00
Total Current Charges				\$3,617.00
Previous Balance				\$6,701.35
<i>Less Payments</i>				<i>(\$6,701.35)</i>
PAY THIS AMOUNT				\$3,617.00

Please Include Invoice Number on all Correspondence

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 690
DATE 01/24/2026
TERMS Net 30
DUE DATE 02/23/2026

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

BALANCE DUE

\$1,550.00

Ways to pay



[View and pay](#)



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

Statement Date: January 13, 2026

Amount Due: \$1,492.08

Due Date: February 03, 2026

Account #: 221009389422

DO NOT PAY. Your account will be drafted on February 03, 2026

Account Summary

Current Service Period: December 06, 2025 - January 07, 2026	
Previous Amount Due	\$1,491.43
Payment(s) Received Since Last Statement	-\$1,491.43
Current Month's Charges	\$1,492.08
Amount Due by February 03, 2026	\$1,492.08

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



Scan here to view your account online.

00003782-0006340-Page 1 of 2



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

Account #: 221009389422

Due Date: February 03, 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: \$1,492.08

Payment Amount: \$ _____

611878443388

Your account will be drafted on February 03, 2026



00003782 FTECO101132623262110 00000 02 00000000 10672 001

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: January 13, 2026
 Charges Due: February 03, 2026

Service Period: Dec 06, 2025 - Jan 07, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 33 days		
Lighting Energy Charge	608 kWh @ \$0.03411/kWh	\$20.74
Fixture & Maintenance Charge	32 Fixtures	\$531.52
Lighting Pole / Wire	32 Poles	\$906.24
Lighting Fuel Charge	608 kWh @ \$0.03452/kWh	\$20.99
Storm Protection Charge	608 kWh @ \$0.00574/kWh	\$3.49
Clean Energy Transition Mechanism	608 kWh @ \$0.00043/kWh	\$0.26
Storm Surcharge	608 kWh @ \$0.01230/kWh	\$7.48
Florida Gross Receipt Tax		\$1.36
Lighting Charges		\$1,492.08

Total Current Month's Charges **\$1,492.08**

00003762-0008940-Page 2 of 2

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.



Hillsborough County Florida

CUSTOMER NAME	ACCOUNT NUMBER	BILL DATE	DUE DATE
BERRY BAY CDD	1356327985	01/20/2026	02/10/2026

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	12/18/2025	866617	01/19/2026	876137	9520 GAL	ACTUAL	WATER

Service Address Charges

Customer Service Charge	\$6.54
Purchase Water Pass-Thru	\$28.75
Water Base Charge	\$22.68
Water Usage Charge	\$12.97
Sewer Base Charge	\$54.88
Sewer Usage Charge	\$67.31

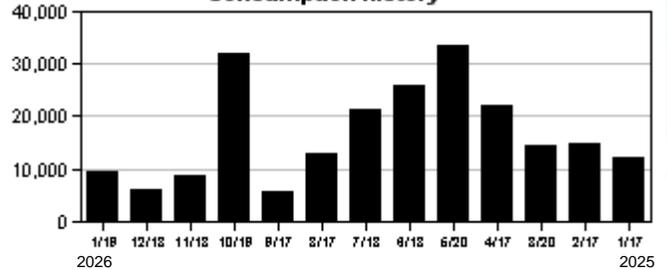
Summary of Account Charges

Previous Balance	\$152.93
Net Payments - Thank You	-\$152.93
Total Account Charges	\$193.13
AMOUNT DUE	\$193.13

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

819 0

DUE DATE	02/10/2026
Auto Pay Scheduled DO NOT PAY	



0013563279853 00000193136

December 31, 2025
 Invoice Number: 2748863123125
 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 12/31/25 through 01/30/26
 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 01/18/26</i>	
Total Due by Auto Pay	\$110.00



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

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



4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
 8633 2390 DY RP 31 01012026 NNNNNNNN 01 000264 0002

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



December 31, 2025

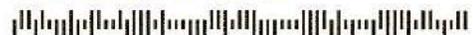
BERRY BAY CDD

Invoice Number: 2748863123125
 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
 2748863123125
 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 31 01012026 NNNNNNNN 01 000264 0002

Charge Details

Previous Balance		110.00
EFT Payment	12/18	-110.00
Remaining Balance		\$0.00

Payments received after 12/31/25 will appear on your next bill.
 Service from 12/31/25 through 01/30/26

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 BAY PH6 CR 579
 WIMAUMA, FL 33598

Statement Date: December 12, 2025

Amount Due:	\$284.04
Due Date:	January 02, 2026
Account #:	221009493786

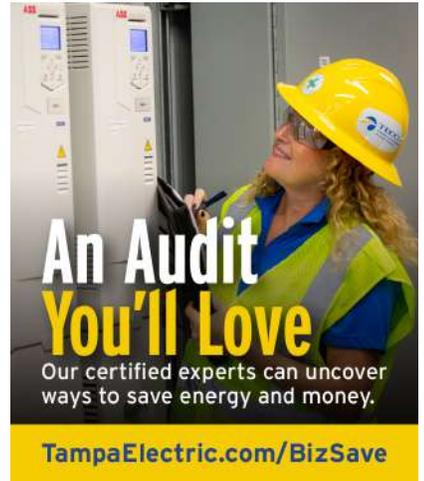
Account Summary

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



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

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).

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)
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at [TECOaccount.com](https://www.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
- 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 PH6 CR 579
 WIMAUMA, FL 33598

Statement Date: January 15, 2026

Amount Due: \$4,391.51

Due Date: February 05, 2026

Account #: 221009493786

Past Due – Pay Immediately

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$284.04
Payment(s) Received Since Last Statement	\$0.00
Past Due – Pay immediately	\$284.04
Current Month's Charges – Pay by February 05, 2026	\$4,107.47
Amount Due	\$4,391.51

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



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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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 #: 221009493786

Due Date: February 05, 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:	\$4,391.51
Payment Amount:	\$ _____

600000839621

Past Due – \$284.04
Current – \$4,107.47

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.

6000008396212210094937860000004391518



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

Account #: 221009493786
 Statement Date: January 15, 2026
 Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	2392 kWh @ \$0.03411/kWh	\$81.59
Fixture & Maintenance Charge	121 Fixtures	\$110.79
Lighting Pole / Wire	121 Poles	\$2489.89
Lighting Fuel Charge	2392 kWh @ \$0.03452/kWh	\$82.57
Storm Protection Charge	2392 kWh @ \$0.00574/kWh	\$13.73
Clean Energy Transition Mechanism	2392 kWh @ \$0.00043/kWh	\$1.03
Storm Surcharge	2392 kWh @ \$0.01230/kWh	\$29.42
Florida Gross Receipt Tax		\$5.34
State Tax		\$288.11
Lighting Charges		\$4,102.47

Other Fees and Charges	
Lighting Late Payment Fee	\$5.00
Total Other Fees and Charges	\$5.00

Total Current Month's Charges \$4,107.47

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

Ways To Pay Your Bill

- Bank Draft**
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- 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:** **866-832-6249**
- Commercial Customer Care:** 866-832-6249
- Residential Customer Care:** 813-223-0800 (Hillsborough)
863-299-0800 (Polk County)
888-223-0800 (All Other Counties)
- Hearing Impaired/TTY:** 7-1-1
- Power Outage:** 877-588-1010
- Energy-Saving Programs:** 813-275-3909

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

Statement Date: January 14, 2026

Amount Due: \$139.88
Due Date: February 04, 2026
Account #: 211032420294

DO NOT PAY. Your account will be drafted on February 04, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$139.82
Payment(s) Received Since Last Statement	-\$132.92
Miscellaneous Credits	-\$6.90
Current Month's Charges	\$139.88
Amount Due by February 04, 2026	\$139.88

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



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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



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

Account #: 211032420294
Due Date: February 04, 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: \$139.88
Payment Amount: \$ _____

602001967769

Your account will be drafted on February 04, 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.

00004317-0009521-Page 5 of 6



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

Account #: 211032420294
 Statement Date: January 14, 2026
 Charges Due: February 04, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: Lighting Service

Charge Details

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	57 kWh @ \$0.03411/kWh	\$1.94
Fixture & Maintenance Charge	3 Fixtures	\$49.83
Lighting Pole / Wire	3 Poles	\$84.96
Lighting Fuel Charge	57 kWh @ \$0.03452/kWh	\$1.97
Storm Protection Charge	57 kWh @ \$0.00574/kWh	\$0.33
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		\$139.88

Total Current Month's Charges **\$139.88**

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$6.90
Total Current Month's Credits	-\$6.90

00004317-0005521-Page 6 of 6

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

Contact Us

Online: TampaElectric.com	Hearing Impaired/TTY: 7-1-1
Phone: Commercial Customer Care: 866-832-6249	Power Outage: 877-588-1010
Residential Customer Care: 813-223-0800 (Hillsborough) 863-299-0800 (Polk County) 888-223-0800 (All Other Counties)	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: January 15, 2026

Amount Due: \$36.90

Due Date: February 05, 2026

Account #: 221008882187

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$23.16
Payment(s) Received Since Last Statement	-\$21.58
Miscellaneous Credits	-\$1.58
Current Month's Charges	\$36.90
Amount Due by February 05, 2026	\$36.90

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 **25% lower** than the same period last year.
- Your average daily kWh used was **500% higher** than it was in your previous period.



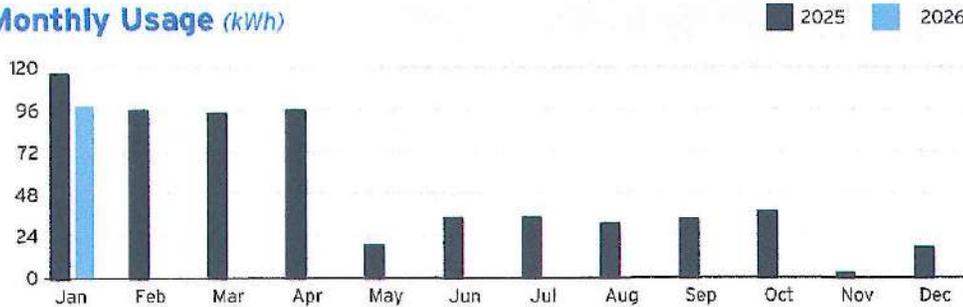
Scan here to view your account online.



Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

Monthly Usage (kWh)



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

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



Account #: 221008882187

Due Date: February 05, 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: \$36.90

Payment Amount: \$ _____

645211659235

Your account will be drafted on February 05, 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: January 15, 2026
 Charges Due: February 05, 2026

Meter Read

Meter Location: ENTRY MONUMENT

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multiplier	Billing Period
1000251621	01/08/2026	2,085	1,987		98 kWh	1	31 Days

Charge Details

Electric Charges		
Daily Basic Service Charge	31 days @ \$0.66000	\$20.46
Energy Charge	98 kWh @ \$0.09202/kWh	\$9.02
Fuel Charge	98 kWh @ \$0.03516/kWh	\$3.45
Storm Protection Charge	98 kWh @ \$0.00568/kWh	\$0.56
Clean Energy Transition Mechanism	98 kWh @ \$0.00418/kWh	\$0.41
Storm Surcharge	98 kWh @ \$0.02121/kWh	\$2.08
Florida Gross Receipt Tax		\$0.92
Electric Service Cost		\$36.90

Avg kWh Used Per Day



Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

Total Current Month's Charges \$36.90

Miscellaneous Credits	
Interest for Cash Security Deposit - Electric	-\$1.58
Total Current Month's Credits	-\$1.58

00004063-000893-Page 12 of 14

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

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



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

Statement Date: January 07, 2026

Amount Due: \$10,829.13

Due Date: January 22, 2026

Account #: 321000026104

DO NOT PAY. Your account will be drafted on January 22, 2026

Account Summary

Previous Amount Due	\$10,904.13
Payment(s) Received Since Last Statement	-\$10,904.13
Miscellaneous Credits	-\$76.12
Credit Balance After Payments and Credits	-\$76.12
Current Month's Charges	\$10,905.25

Amount Due by January 22, 2026 **\$10,829.13**

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

Your Locations With The Highest Usage

5161 PLUMERIA DR, WIMAUMA, FL 33598 **2,497 KWH**

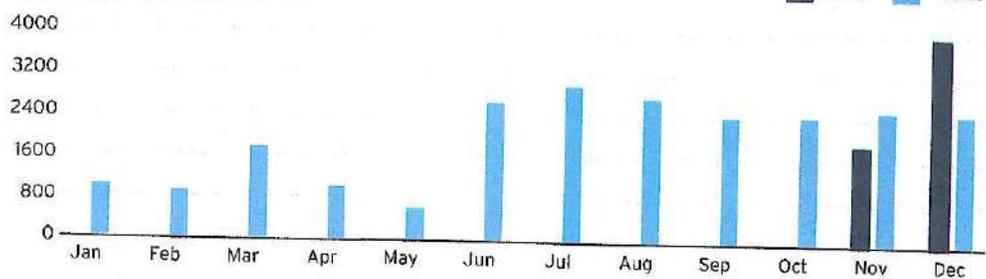
Scan here to interact with your bill online.

DOWNED IS DANGEROUS!

If you see a downed power line, move a safe distance away and call 911. Visit TampaElectric.com/Safety for more safety tips.

00000014-0000072-Page 1 of 14

Monthly Usage (kWh)



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



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

Account #: 321000026104

Due Date: January 22, 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: \$10,829.13

Payment Amount: \$ _____

700500003619

Your account will be drafted on January 22, 2026

00000014 FTECO591072522440410 00000 01 00000000 14 007
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
 C/O MERITUS CORP
 2005 PAN AM CIR, STE 300
 TAMPA, FL 33607-2359

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

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

Summary of Charges by Service Address

Account Number: 321000026104

Energy Usage From Last Month
 Increased
  Same
  Decreased

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

Sub-Account Number: 211026770647

Amount: \$1,354.02

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

Sub-Account Number: 221008266993

Amount: \$2,167.93

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

Sub-Account Number: 221008339733

Amount: \$1,050.11

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

Sub-Account Number: 221008339741

Amount: \$518.14

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

Sub-Account Number: 221008339758

Amount: \$699.10

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

Sub-Account Number: 221008339766

Amount: \$1,491.43

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

Sub-Account Number: 221008348866

Amount: \$466.07

Continued on next page →

For more information about your bill and understanding your charges, please visit TampaElectric.com**Ways To Pay Your Bill****Bank Draft**

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

**In-Person**

Find list of Payment Agents at TampaElectric.com

**Mail A Check**

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

**Credit or Debit Card**

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

**Phone**

Toll Free:
866-689-6469

All Other

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

Contact Us**Online:**

TampaElectric.com

Phone:

Commercial Customer Care:
866-832-6249

Residential Customer Care:

813-223-0800 (Hillsborough)

863-299-0800 (Polk County)

888-223-0800 (All Other Counties)

Hearing Impaired/TTY:

7-11

Power Outage:

877-588-1010

Energy-Saving Programs:

813-275-3909

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Summary of Charges by Service Address

Account Number: 321000026104

Energy Usage From Last Month

Increased
 Same
 Decreased

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

Sub-Account Number: 221008348874

Amount: \$1,491.43

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

Sub-Account Number: 221008439970

Amount: \$1,258.39

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Sub-Account Number: 221008657597

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861704	12/08/2025	37,483		34,986		2,497 kWh	1	32 Days	\$408.63
									<input checked="" type="checkbox"/> 1.8%

Total Current Month's Charges **\$10,905.25**

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Sub-Account #: 211026770647
Statement Date: 01/02/2026

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

Service Period: 11/07/2025 - 12/08/2025

Rate Schedule: Lighting Service

Charge Details

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⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 32 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	-\$71.35
Total Current Month's Credits	-\$71.35

Billing information continues on next page →



Sub-Account #: 221008266993
Statement Date: 01/02/2026

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

Service Period: 11/06/2025 - 12/05/2025

Rate Schedule: Lighting Service

Charge Details

⚡ Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 30 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: 01/02/2026

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

Service Period: 11/06/2025 - 12/05/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

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Sub-Account #: 221008339741
Statement Date: 01/02/2026

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

Service Period: 11/07/2025 - 12/08/2025

Rate Schedule: Lighting Service

Charge Details

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





Sub-Account #: 221008339758
Statement Date: 01/02/2026

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

Service Period: 11/06/2025 - 12/05/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

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

Lighting Energy Charge	285 kWh @ \$0.03412/kWh	\$9.72
Fixture & Maintenance Charge	15 Fixtures	\$249.15
Lighting Pole / Wire	15 Poles	\$424.80
Lighting Fuel Charge	285 kWh @ \$0.03363/kWh	\$9.58
Storm Protection Charge	285 kWh @ \$0.00559/kWh	\$1.59
Clean Energy Transition Mechanism	285 kWh @ \$0.00043/kWh	\$0.12
Storm Surcharge	285 kWh @ \$0.01230/kWh	\$3.51
Florida Gross Receipt Tax		\$0.63

Lighting Charges **\$699.10**

Current Month's Electric Charges

\$699.10

Billing information continues on next page →

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Sub-Account #: 221008339766
Statement Date: 01/02/2026

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

Service Period: 11/06/2025 - 12/05/2025

Rate Schedule: Lighting Service

Charge Details

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⚡ 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

Current Month's Electric Charges \$1,491.43

Billing information continues on next page →





Sub-Account #: 221008348866
Statement Date: 01/02/2026

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

Service Period: 11/07/2025 - 12/08/2025

Rate Schedule: Lighting Service

Charge Details



Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 32 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: 01/02/2026

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

Service Period: 11/07/2025 - 12/08/2025

Rate Schedule: Lighting Service

Charge Details

0000014-0000077-Page 11 of 14

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



Sub-Account #: 221008439970
Statement Date: 01/02/2026

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

Service Period: 11/07/2025 - 12/08/2025

Rate Schedule: Lighting Service

Charge Details

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

00000014-0000077-Page 12 of 14

Sub-Account #: 221008657597
Statement Date: 01/02/2026

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Meter Read

Meter Location: IRRIGATION

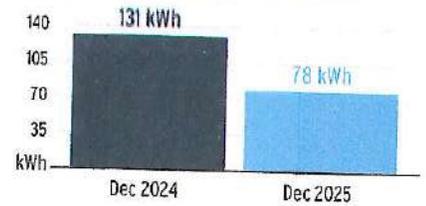
Service Period: 11/07/2025 - 12/08/2025

Rate Schedule: General Service - Non Demand

Meter Number	Read Date	Current Reading	Previous Reading	=	Total Used	Multipier	Billing Period
1000861704	12/08/2025	37,483	34,986		2,497 kWh	1	32 Days

Charge Details

Avg kWh Used Per Day



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Electric Charges		
Daily Basic Service Charge	32 days @ \$0.63000	\$20.16
Energy Charge	2,497 kWh @ \$0.08641/kWh	\$215.77
Fuel Charge	2,497 kWh @ \$0.03391/kWh	\$84.67
Storm Protection Charge	2,497 kWh @ \$0.00577/kWh	\$14.41
Clean Energy Transition Mechanism	2,497 kWh @ \$0.00418/kWh	\$10.44
Storm Surcharge	2,497 kWh @ \$0.02121/kWh	\$52.96
Florida Gross Receipt Tax		\$10.22
Electric Service Cost		\$408.63

Current Month's Electric Charges \$408.63

Total Current Month's Charges \$10,905.25

Miscellaneous Credits	
Interest for Cash Security Deposit	-\$4.77
Total Current Month's Credits	-\$4.77

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

Statement Date: January 15, 2026

Amount Due: \$512.90

Due Date: February 05, 2026

Account #: 221008963334

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$512.68
Payment(s) Received Since Last Statement	-\$512.68
Current Month's Charges	\$512.90
Amount Due by February 05, 2026	\$512.90

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



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Get started today at TECOaccount.com.

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



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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.

Account #: 221008963334
Due Date: February 05, 2026

Amount Due:	\$512.90
Payment Amount: \$	_____

658791817766

Your account will be drafted on February 05, 2026

00004063 FTECO101152623424010 00000 02 00000000 11121 007

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.

00004063-0009986-Page 1 of 14



Service For:
BERRY GROVE AND MARINE
WIMAUMA, FL 33598

Account #: 221008963334
Statement Date: January 15, 2026
Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	209 kWh @ \$0.03411/kWh	\$7.13
Fixture & Maintenance Charge	11 Fixtures	\$182.71
Lighting Pole / Wire	11 Poles	\$311.52
Lighting Fuel Charge	209 kWh @ \$0.03452/kWh	\$7.21
Storm Protection Charge	209 kWh @ \$0.00574/kWh	\$1.20
Clean Energy Transition Mechanism	209 kWh @ \$0.00043/kWh	\$0.09
Storm Surcharge	209 kWh @ \$0.01230/kWh	\$2.57
Florida Gross Receipt Tax		\$0.47
Lighting Charges		\$512.90

Total Current Month's Charges \$512.90

00004693-0008988-Page 2 of 14

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

Ways To Pay Your Bill

Bank Draft
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In-Person
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Payments:
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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. 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
 5380 NIGHT TIDE LN
 WIMAUMA, FL 33598

Statement Date: January 15, 2026

Amount Due: \$1,506.47

Due Date: February 05, 2026
Account #: 221008893150

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$1,285.79
Payment(s) Received Since Last Statement	-\$1,240.83
Miscellaneous Credits	-\$44.96
Current Month's Charges	\$1,506.47
Amount Due by February 05, 2026	\$1,506.47

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 **9.16% lower** than the same period last year.
- Your peak billing demand was **6.67% lower** than the same period last year.



Scan here to view your account online.

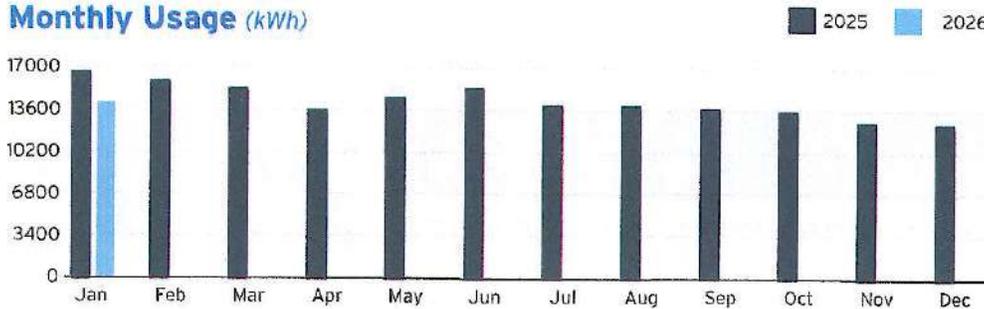


Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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Monthly Usage (kWh)



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

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



Account #: 221008893150
Due Date: February 05, 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: \$1,506.47

Payment Amount: \$ _____

645211659236

Your account will be drafted on February 05, 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:
5380 NIGHT TIDE LN
WIMAUMA, FL 33598

Account #: 221008893150
Statement Date: January 15, 2026
Charges Due: February 05, 2026

Meter Read

Service Period: Dec 09, 2025 - Jan 08, 2026

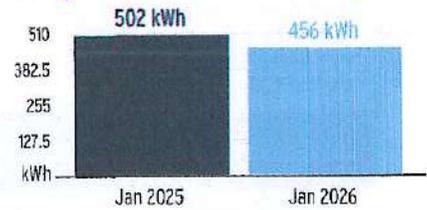
Rate Schedule: General Service Demand - Standard

Meter Number	Read Date	Current Reading	Previous Reading	= Total Used	Multiplier	Billing Period
1000758597	01/08/2026	13,215	99,067	14,148 kWh	1	31 Days
1000758597	01/08/2026	27.53	0	27.53 kW	1	31 Days

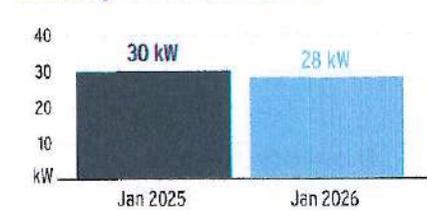
Charge Details

Charge Description	Rate	Amount
Electric Charges		
Daily Basic Service Charge	31 days @ \$1.12000	\$34.72
Billing Demand Charge	28 kW @ \$19.06000/kW	\$533.68
Energy Charge	14,148 kWh @ \$0.00815/kWh	\$115.31
Fuel Charge	14,148 kWh @ \$0.03516/kWh	\$497.44
Capacity Charge	28 kW @ \$0.72000/kW	\$20.16
Storm Protection Charge	28 kW @ \$2.02000/kW	\$56.56
Energy Conservation Charge	28 kW @ \$0.79000/kW	\$22.12
Environmental Cost Recovery	14,148 kWh @ \$0.00072/kWh	\$10.19
Clean Energy Transition Mechanism	28 kW @ \$1.15000/kW	\$32.20
Storm Surcharge	14,148 kWh @ \$0.01035/kWh	\$146.43
Florida Gross Receipt Tax		\$37.66
Electric Service Cost		\$1,506.47

Avg kWh Used Per Day



Billing Demand (kW)



Load Factor



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

Total Current Month's Charges \$1,506.47

Miscellaneous Credits	Amount
Interest for Cash Security Deposit - Electric	-\$44.96
Total Current Month's Credits	-\$44.96

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

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
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.

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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Service For:
5380 NIGHT TIDE LN
WIMAUMA, FL 33598

Account #: 221008893150
Statement Date: January 15, 2026
Charges Due: February 05, 2026

Important Messages

Annual Deposit Interest Credit. This billing statement reflects your annual credit of deposit interest. Thank you for being a valued customer. We appreciate the opportunity to serve you.

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

Statement Date: January 15, 2026

Amount Due: \$1,025.80

Due Date: February 05, 2026

Account #: 221008992960

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$1,025.36
Payment(s) Received Since Last Statement	-\$1,025.36
Current Month's Charges	\$1,025.80
Amount Due by February 05, 2026	\$1,025.80

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



Scan here to view your account online.



2025
New Year, *New Ways to Simplify*

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

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

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 **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 #: 221008992960
Due Date: February 05, 2026

Amount Due: \$1,025.80

Payment Amount: \$ _____

658791817767

Your account will be drafted on February 05, 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.

00004653-0008994-Page 13 of 14



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

Account #: 221008992960
 Statement Date: January 15, 2026
 Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	418 kWh @ \$0.03411/kWh	\$14.26
Fixture & Maintenance Charge	22 Fixtures	\$365.42
Lighting Pole / Wire	22 Poles	\$623.04
Lighting Fuel Charge	418 kWh @ \$0.03452/kWh	\$14.43
Storm Protection Charge	418 kWh @ \$0.00574/kWh	\$2.40
Clean Energy Transition Mechanism	418 kWh @ \$0.00043/kWh	\$0.18
Storm Surcharge	418 kWh @ \$0.01230/kWh	\$5.14
Florida Gross Receipt Tax		\$0.93
Lighting Charges		\$1,025.80

Total Current Month's Charges **\$1,025.80**

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

Ways To Pay Your Bill

- Bank Draft**
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- In-Person**
 Find list of Payment Agents at TampaElectric.com
- Mail A Check**
Payments:
 TECO
 P.O. Box 31318
 Tampa, FL 33631-3318
 Mail your payment in the enclosed envelope.
- Credit or Debit Card**
 Pay by credit Card using KUBRA EZ-Pay at TECOaccount.com. Convenience fee will be charged.
- Phone**
 Toll Free: **866-689-6469**
- All Other Correspondences:**
 Tampa Electric
 P.O. Box 111
 Tampa, FL 33601-0111

Contact Us

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

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



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

Statement Date: January 15, 2026

Amount Due: \$1,445.44

Due Date: February 05, 2026

Account #: 221008993802

DO NOT PAY. Your account will be drafted on February 05, 2026

Account Summary

Current Service Period: December 09, 2025 - January 08, 2026	
Previous Amount Due	\$1,444.82
Payment(s) Received Since Last Statement	-\$1,444.82
Current Month's Charges	\$1,445.44
Amount Due by February 05, 2026	\$1,445.44

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



Scan here to view your account online.



2025
2026

New Year, *New Ways to Simplify*

Get quick text, email or automated call alerts for outages, bills, payments, appointments and more. Just log in and choose the notifications you want.

Get started today at TECOaccount.com.

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: February 05, 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:	\$1,445.44
Payment Amount:	\$ _____

658791817768

Your account will be drafted on February 05, 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: January 15, 2026
 Charges Due: February 05, 2026

Service Period: Dec 09, 2025 - Jan 08, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges		
Lighting Service Items LS-1 (Bright Choices) for 31 days		
Lighting Energy Charge	589 kWh @ \$0.03411/kWh	\$20.09
Fixture & Maintenance Charge	31 Fixtures	\$514.91
Lighting Pole / Wire	31 Poles	\$877.92
Lighting Fuel Charge	589 kWh @ \$0.03452/kWh	\$20.33
Storm Protection Charge	589 kWh @ \$0.00574/kWh	\$3.38
Clean Energy Transition Mechanism	589 kWh @ \$0.00043/kWh	\$0.25
Storm Surcharge	589 kWh @ \$0.01230/kWh	\$7.24
Florida Gross Receipt Tax		\$1.32
Lighting Charges		\$1,445.44

Total Current Month's Charges **\$1,445.44**

00004063-0008992-Page 10 of 14

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7-1-1
- Power Outage:**
877-588-1010
- Energy-Saving Programs:**
813-275-3909

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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

Invoice



BILL TO

BERRY BAY
5380 NIGHT TIDE LN
WIMAUMA, FL 33598

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
22048	01/09/2026	\$384.00	02/08/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
SAFETY LIFE RING.	COMMERCIAL SAFETY LIFE RING COAST GUARD APPROVED.	2	145.00	290.00
THROW ROPE.	SAFETY THROW ROPE.	2	47.00	94.00

SUBTOTAL	384.00
TAX	0.00
TOTAL	384.00
BALANCE DUE	\$384.00

Pay invoice

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

Grau and Associates

1001 W. Yamato Road, Suite 301
Boca Raton, FL 33431
www.graucpa.com

Phone: 561-994-9299

Fax: 561-994-5823

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

Invoice No. 28390
Date 01/05/2026

SERVICE	AMOUNT
Audit FYE 09/30/2025	\$ <u>1,500.00</u>
Current Amount Due	\$ <u>1,500.00</u>

0 - 30	31 - 60	61 - 90	91 - 120	Over 120	Balance
1,500.00	0.00	0.00	0.00	0.00	1,500.00

Payment due upon receipt.

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

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
---------------------------	--	-------------------------------

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

THANK YOU.

Fiddle Fig Ave

Lumera Dr

Berry Grove Blvd

Marine Grass 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

Dollface Lashes
Makeup, & Facials

3D

udio





Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

Attendance Confirmation
for
BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: January 08, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

January 08, 2026
Date

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

INVOICE

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

Invoice details

Invoice no.: 1025
Terms: Net 30
Invoice date: 01/27/2026
Due date: 02/26/2026

#	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**

Note to customer

We appreciate your business and look forward to helping you again soon.

Upon completion of the project, full payment must be made.

“SUCCESS IN BUSINESS IS NOT ABOUT MAKING A PROFIT, BUT ABOUT MAKING A DIFFERENCE FOR HIS KINGDOM.”

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

Total Due:	\$3,125.00
Due Date:	1/31/2026

Terms	Due Date	Purchase Order	Service Start	Service End
Net 30	1/31/2026		11/14/2025	11/13/2026

Item	Amount
SchoolNow CMS Full-featured websites and intranet with unlimited storage and users	\$60.00
SchoolNow ADA Monthly reporting, error correction and training resources	\$938.00
SchoolNow Service Fee Annual service fee for website hosting	\$615.00
SchoolNow Implementation One time fee for Website design, remediation and launch, SIS integration and data set-up	\$1,512.00

Subtotal	\$3,125.00
Tax Total	\$0.00
Total	\$3,125.00
Amount Paid	\$0.00
Amount Due	\$3,125.00

For Payment by EFT:

Remittance Contact: ar@schoolstatus.com
Bank Name: Stifel Bank
Bank Address: 8000 Maryland Avenue Ste 100, Clayton, Missouri 63105
Routing #: 081018998
Account #: 16763806
SWIFT: STLFUS44XXX
Please include the invoice number in the description if possible.

For Payment by Check:

SchoolStatus, LLC
 P.O. Box 771470
 St. Louis, MO 63177-9816
 United States



Invoice # INV-SS-5829
Date: 1/1/2026

[Click Here to pay with Credit Card](#)

[Click here](#) to view our W-9.

SURELOCK SECURITY SOLUTIONS LLC

414 Arch Ridge Loop
Seffner, FL 33584 US
+18134094144
AP@SurelockSecures.com
http://Surelocksecures.com



INVOICE

BILL TO
Berry Bay CDD c/o Inframark
2005 Pan Am Circle Ste 3000
Tampa, Florida 33607
United States

INVOICE 1129
DATE 07/05/2025
TERMS Due on receipt
DUE DATE 07/05/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service Call	First Service call to determine issue with men's room door handle	2	110.00	220.00
	Paxlock	Paxton 10 P1 Pro - full Mortise door handle	1	781.77	781.77
		**old handle not covered under warranty due to vandalism.			
	Service Call	Standard onsite service call to replace men's room door handle, program and test	2	110.00	220.00

This is the invoice for the service visit, which included the installation and setup of the Paxton10 server. The total time spent on-site was 4 hours.

BALANCE DUE

\$1,221.77

[Pay invoice](#)

SURELOCK SECURITY SOLUTIONS LLC

414 Arch Ridge Loop
Seffner, FL 33584 US
+18134094144
AP@SurelockSecures.com
http://Surelocksecures.com



INVOICE

BILL TO
Berry Bay CDD c/o Inframark
2005 Pan Am Circle Ste 3000
Tampa, Florida 33607
United States

INVOICE 1154
DATE 07/19/2025
TERMS Net 30
DUE DATE 08/18/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Service Call	Standard onsite service call	7	90.00	630.00

This covers the service calls for replacing the Paxton10 server, resolving issues with non-functioning fobs, repairing the maglock, and travel time for obtaining all necessary parts.

BALANCE DUE

\$630.00

[Pay invoice](#)

SURELOCK SECURITY SOLUTIONS LLC

414 Arch Ridge Loop
Seffner, FL 33584 US
+18134094144
AP@SurelockSecures.com
http://Surelocksecures.com



INVOICE

BILL TO
Berry Bay CDD c/o Inframark
2005 Pan Am Circle Ste 3000
Tampa, Florida 33607
United States

INVOICE 1156
DATE 10/13/2025
TERMS Net 30
DUE DATE 11/12/2025

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Paxton 10 Fobs (Set of 10)		10	61.83	618.30

BALANCE DUE **\$618.30**

[Pay invoice](#)

Business Visa

Important contact details

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

Address Change? Call us at 844-487-8478

Making payments

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

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

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

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

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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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

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

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

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

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

In your letter, give us the following information:

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

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

Sharing of information

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

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BERRY BAY COMMUNITY DEVELOPMENT DIS

Business Visa

Page 3 of 4

Billing cycle 12/03/25 - 01/02/26

Account number ending in 1411

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
12/27	12/28	0625122703281512	PAYMENTS - THANK YOU	-\$94.51

Cardholder activity

Total cardholder new activity: \$12.99

Tran date	Post date	Reference number	Transaction description	Amount
BROOKE CHAPMAN				Total: \$12.99
Account number ending in 0774				
12/20	12/21	24164075354091014278258	TARGET 00022350 RIVERVIEW FL	\$12.99

Interest charge calculation

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

Type of balance	Annual percentage rate (APR)	Periodic interest rate	Balance subject to interest rate	Interest charge	Expires on
PURCHASE	22.74% (V)	0.06231% (D)	\$0.00	\$0.00	-
PROMO	0.00%	0.00000% (D)	\$0.00	\$0.00	-

(V) = Variable Rate

(D) = Daily, (M) = Monthly

Go paperless.

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

Set up automatic payments

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

RE: Berry Bay

From Chapman, Brooke <brooke.chapman@inframark.com>
Date Tue 1/13/2026 1:05 PM
To Turkoane, Rollamay <rollamay.turkoane@inframark.com>
Cc Cooper, Jayna <Jayna.Cooper@inframark.com>

Thank you for the reminder. Yes, that was the “C” batteries for the bubble machines. I think I inadvertently threw away the receipt last week. I just called Target and they are going to email me the receipt. I will get it over as soon as I receive it.

Thanks,
Brooke

From: Turkoane, Rollamay <rollamay.turkoane@inframark.com>
Sent: Monday, January 12, 2026 8:10 PM
To: Chapman, Brooke <brooke.chapman@inframark.com>
Cc: Cooper, Jayna <jayna.cooper@inframark.com>
Subject: Berry Bay

Hey Brooke,
Do you have the Target receipt for Berry Bay. The credit card statement is in the invoices and need the receipt attached and was that for an event? 😊
Thank you so much!

Rollamay Turkoane, LCAM

656-223-9951

rollamay.turkoane@inframark.com

RESALE documents: <https://inframark.condocerts.com/resale/>



Original Receipt



Riverview - 813-387-1161
10150 Bloomingdale Ave
Riverview, Florida 33578-3612
12/20/2025 12:08 PM



ELECTRONICS

008080081 UP&UPBATTERY N \$12.99

Return by 12/25/2026

SUBTOTAL \$12.99

NO TAX \$0.00

TOTAL \$12.99

*0774 VISA CHARGE \$12.99

AID: A0000000031010

VISA CREDIT

AUTH CODE: 00096G

WHEN YOU RETURN ANY ITEM, YOUR
RETURN CREDIT WILL NOT INCLUDE ANY
PROMOTIONAL DISCOUNT OR COUPON
APPLIED TO THE ORIGINAL ORDER.

REC#2-5354-2235-0142-7825-9

Help make your Target Run better.
Take a 2 minute survey about today's trip

informtarget.com
User ID: 7464 5776 5985
Password: 721 741

CUÉNTENOS EN ESPAÑOL

Please take this survey within 7 days



BERRY BAY COMMUNITY DEVELOPMENT DIS

Business Visa



Page 1 of 4

Billing cycle 11/03/25 - 12/02/25

Account number ending in 1411

Account summary

Previous balance		\$569.13
Payments & other credits	-	\$569.13
Purchases & other charges	-	\$94.51
Balance transfers	+	\$0.00
Cash advances	+	\$0.00
Interest charged	+	\$0.00
Fees charged	+	\$0.00
New balance		\$94.51

Credit limit	\$10,000.00
Available credit	\$9,905.49
Available for cash advance	\$0.00
Statement closing date	12/02/2025
Days in billing cycle	30

Payment information

New balance	\$94.51
Minimum payment due	\$20.00
Payment due date	12/27/25

Questions?

	Visit truist.com		Call 844-4TRUIST (844-487-8478)
	International collect 910-914-8250		Write TRUIST CARD SERVICES PO BOX 200 WILSON, NC 27894-0200

Important information

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

Organization account activity

Tran date	Post date	Reference number	Transaction description	Amount
BERRY BAY COMMUNITY DEVELOPMENT DIS			Account number ending in 1411	Total: -\$569.13
				-A

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

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

Account number ending in	1411
Statement closing date	12/02/25
New balance	\$94.51
Minimum payment due	\$20.00
Payment due Date	12/27/25
Amount enclosed	\$

480000502208700000000000000020000000000009451

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

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622



Business Visa

Important contact details

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

Address Change? Call us at 844-487-8478

Making payments

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

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

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

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

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

Authorization to convert your check to an electronic transfer debit

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

Calculating interest charges

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

In your letter, give us the following information:

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

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BERRY BAY COMMUNITY DEVELOPMENT DIS

Page 3 of 4

Billing cycle 11/03/25 - 12/02/25

Business Visa

Account number ending in 1411

Organization account activity - continued

Tran date	Post date	Reference number	Transaction description	Amount
11/27	11/27	0625112702966205	PAYMENTS - THANK YOU	-\$569.13

Cardholder activity

Total cardholder new activity: \$94.51

Tran date	Post date	Reference number	Transaction description	Amount
BROOKE CHAPMAN		Account number ending in 0774		Total: \$94.51
11/27	11/27	24692165331109804050139	AMAZON MKTPL*B29JT5RS2 Amzn.com/billWA	\$72.13
11/28	11/30	24692165332100964667456	AMAZON MKTPL*B20WS32P0 Amzn.com/billWA	\$22.38

Interest charge calculation

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

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

(V) = Variable Rate

(D) = Daily, (M) = Monthly

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

Set up automatic payments

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

Berry Bay CDD
DISTRICT CHECK REQUEST

Today's Date 1/6/2026
Check Amount \$6,532.25
Payable To Berry Bay CDD
Check Description 2021 DS 1/6
Post to 202.103200

Check Amount \$2,927.40
Check Description 2023 DS 1/6
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	95%
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	-
11/21/2025	34,506.31	15,815.94	12,906.41	5,783.96	-
12/5/2025	2,355,362.58	1,079,578.82	880,976.96	394,806.80	-
12/18/2025	45,652.56	20,924.82	17,075.44	7,652.30	-
1/6/2025	17,464.49	8,004.84	6,532.25	2,927.40	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	2,524,837.98	1,157,257.76	944,365.89	423,214.33	-
Net Total on Roll	2,661,221.55				
Collection Surplus / (Deficit)	(136,383.57)				

Berry Bay CDD

DISTRICT CHECK REQUEST

Today's Date 12/2/2025
Check Amount **\$35,444.44**
Payable To Berry Bay CDD
Check Description 2021 DS 12.2
Post to 202.103200

Check Amount **\$15,844.31**
Check Description 2023 DS 12.2
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	98%
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	
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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	-
11/21/2025	34,506.31	15,815.94	12,906.41	5,783.96	-
12/5/2025	2,355,362.58	1,079,578.82	880,976.96	394,806.80	-
12/18/2025	45,652.56	20,924.82	17,075.44	7,652.30	-
1/6/2025	17,464.49	8,004.84	6,532.25	2,927.40	-
12/2/2025	94,763.56	43,434.81	35,444.44	15,884.31	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
		-	-	-	-
TOTAL	2,619,601.54	1,200,692.57	979,810.33	439,098.64	-
Net Total on Roll	2,661,221.55				
Collection Surplus / (Deficit)	(41,620.01)				



INVOICE

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
Brooke Chapman
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813 334 5882
brooke.chapman@inframark.com

Invoice Number: 64
Invoice Date: January 21, 2026
Payment Due: January 21, 2026

Amount Due (USD): \$1,317.50

[Pay Securely Online](#)

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 re-concrete	370	\$2.75	\$1,017.50
Fence Repair Reset 6 post, was broken concrete by the hoop and the opposite side also stretched 3 areas were loose link	3	\$100.00	\$300.00

Total: \$1,317.50

Amount Due (USD): \$1,317.50

[Pay Securely Online](#)

link.waveapps.com/7ph236-34brbe

Notes / Terms

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



INVOICE

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

813-394-1444
www.coastalfence.co

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
3. Clean up of site limited to debris and waste generated by this contractor only.
4. If existing lines are not marked prior to install additional costs will incur due to additional labor costs or time traveled.
5. Proposal is based on quantities shown graphically on the plans.
6. This proposal is based on quantities indicated on the site plan. Quantities indicated on the plan may differ from actual quantities used on site. If Plan quantity is different we will need to adjust our final invoice to reflect those differences (plus or minus) using same unit prices. If plans contain material not listed in order to complete the scope we will need to adjust our invoice accordingly.
7. All materials required for this job are subject to market availability and due to high demand may result in adjusted prices to reflect true cost of goods at the time.
8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
9. These notes become part of any contract or agreement entered into unless specific exceptions are made in writing stating otherwise, adding to or deleting from scope of work.
10. Utilities: 3-5 business days are required to obtain mark out of underground utilities prior to work commencement if required (811 Locate Service).
11. Coastal Fence is not responsible for the contents of the material list developed by others. Several materials may not be available locally and alternatives may have to be proceeded with.
12. Additional requests outside the proposal require approved change orders from customers.

Exclusions

1. Any work or items not specifically included are excluded.
2. Finish grade and additional soil - if needed - not in proposal.
3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.



INVOICE

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6101 Ike Smith Rd
Plant City, Florida 33565
United States

813-394-1444
www.coastalfence.co

6 . Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.

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



INVOICE

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

Invoice Number: 61
Invoice Date: January 14, 2026
Payment Due: January 14, 2026

Amount Due (USD): \$280.00

[Pay Securely Online](#)

Items	Quantity	Price	Amount
Repair repair playground feature	1	\$280.00	\$280.00

Total: \$280.00

Amount Due (USD): \$280.00

[Pay Securely Online](#)

link.waveapps.com/377vrd-ds8h3u

Notes / Terms

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

Clarifications

1. Finish grade by others. NOT RESPONSIBLE for final grade and any site grading or debris removal will be billed at a 55\$ hourly per man rate if asked to perform plus equipment fee. Root grinding to be done by others if needed. If site is not ready on the agreed start date a trip charge of 250\$ minimum will be applied or additional cost if contractor requests us to take care of it.
2. Fencing/railing totals are approximate. Field measurements will be used at the close of the project to determine the exact amounts used and the price will be adjusted accordingly. There is no warranty for acts of God or damage by others.
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8. Customer is solely responsible for all underground obstructions, including without limitation utility & communication lines, lime rock, and construction debris. Coastal Fence reserves the right to pass on to the Customer any additional actual costs it incurs if unusual or unanticipated ground conditions such as rock formations or other underground obstructions impede the installation contemplated under this proposal.
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3. Tree removal and relocation, root pruning, barricades, pavers, asphalt cutting and patching, root grinding, paving, fences, concrete work, curbing, tree wells, tree aeration systems, retaining walls, berms, drains & drainage systems, and other hardscape items not specifically included are excluded.
4. Soil tests are not included. If soil tests are necessary, additional funding will be needed. Any amendments required will need additional funding.
5. Proposal does not include water source, electric to irrigation timers or wells, or conduit into building for timer wires; no jack and bores; no sleeves; no cutting, patching, removal or replacement of asphalt, concrete, or sub-base unless specifically stated.
6. Construction of berms of any type (for parking islands or otherwise), retention ponds, and swales are not in this proposal. This work, if needed, can be quoted after an on-site visit to determine exact field conditions and may need to be done at an hourly rate, specifically inspections are needed and additional work is needed.
7. Removal of invasive, exotic species is not in proposal and can be done on a "Time and Materials" basis.



Crosscreek Environmental Inc.
 111 61st Street East
 Palmetto, FL 34221

Invoice

Date: 9/9/2025
Invoice # 22608
P.O. #

Bill To
 Berry Bay CDD
 Stantec
 Tyson Waag, P.E.
 777 S Harbour Island Boulevard Suite 600
 Tampa FL 33602

Project Info

Terms: Net 30
Due Date: 10/9/2025

Description	Qty	Price	Amount
Berry Bay CDD FES Structure Repair			
Restoration of erosional area around FES drainage pipe per the Stantec supplied aerial. The existing concrete bags around the FES will be removed and placed at the base of the MES to act as a splash pad. The eroded area around the FES will be filled if needed with compacted fill dirt and/or eroded sediment, regraded, then stabilized with FW404 reinforcement matting. FW404 matting to be covered with limestone rip rap to prevent future erosion. Rip rap collar will extend to the existing concrete bag location. The concrete splash pad will be covered with the existing and imported rip rap to conceal it. Cost includes Bahia sod replacement around the MES and any disturbed areas. This cost is based off of accessing the area through the vacant lot adjacent to the pond.	1	9,250.00	9,250.00
30% deposit due prior to commencement of work. Amount to be deducted from final invoice. (Received 7/11/25)		-2,775.00	-2,775.00

Thank you for your business	Subtotal	\$6,475.00
	Sales Tax (0.0%)	\$0.00
	Total	\$6,475.00
	Payments/Credits	\$0.00
	Balance Due	\$6,475.00

Down to Earth Landscape & Irrigation

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



Invoice: #164904

January 2026

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, FL 33604

Project/Job

Irrigation Service Call - Broken Heads Repairs -
01/05/2026
Estimate # 137420

Invoice Date

1/22/2026

Date Due

2/6/2026

Terms

Net 15

Customer PO #

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#137420 - Irrigation Service Call - Broken Heads Repairs - 01/05/2026				\$157.64

Got a report of broken heads from Brooke, the property manager, who showed me where they were. I repaired the broken heads and one lateral line.

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

LCE005: Irrigation Installation				\$157.64
Irrigation Labor (Labor)				\$127.50
1/2" Flex Pipe x 100' (sold per ft.) (Material)	Foot	1.00	\$1.81	\$1.81
1/2 PVC COUPLING SS. (Material)	Each	2.00	\$0.54	\$1.07
PROS-06-SI HUNTER 6IN POPUP. (Material)	Each	2.00	\$13.63	\$27.26

<p>Billing Questions rhonda.culotta@down2earthinc.com (904) 780-2257</p> <p>Visit us at https://dtlandscape.com for all other questions or concerns.</p>	<p>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.</p> <p>https://huntington.billeri.com/ebpp/DownToEarth/</p>	Subtotal	\$157.64
		Sales Tax	\$0.00
		Total	\$157.64
		Credits/Payments	(\$0.00)
		Balance Due	\$157.64

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

Fields Consulting Group, LLC
(dba. Mike's Signs)
11749 Crestridge Loop
New Port Richey, FL 34655-0017

signsandgraphicsbymike@gmail.com
m
+1 (727) 480-6514

Fields
CONSULTING GROUP, LLC
11749 Crestridge Loop
Trinity, FL 34655



Meritus

Bill to

Inframark
Berry Bay CDD
Attn: Rollamay Turkoane / Jayna Cooper /
Brooke Chapman
2005 Pan Am Circle #300
Tampa, FL 33607

Invoice details

Sales Rep: Mike Fields

Invoice no.: 3729
Terms: Due on receipt
Invoice date: 01/13/2026
Due date: 02/01/2026

#	Product or service	Description	Qty	Rate	Amount
1.	Install (Signage)	"Beware of Wildlife" (18x24) reflective pond signs with black back; Installed with 8-ft u-post (painted black)	1	\$250.00	\$250.00
				Total	\$250.00

***Berry Bay
Community
Development
District***

Financial Report

January 31, 2026

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of January 31, 2026

(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	GENERAL	TOTAL
								FIXED ASSETS ACCOUNT GROUP FUND	LONG-TERM DEBT ACCOUNT GROUP FUND	
ASSETS										
Cash - Operating Account	\$ 944,849	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 944,849
Cash in Transit	-	35,444	15,844	-	-	-	-	-	-	51,288
Accounts Receivable - Off Roll Billing	-	-	162,285	-	-	-	-	-	-	162,285
Due From Other Funds	2,776	1,564	-	-	-	-	-	-	-	4,340
Investments:										
Acquisition & Construction Account	-	-	-	-	23,676	24	118,380	-	-	142,080
Construction Fund Custody	-	-	-	-	73,867	-	-	-	-	73,867
Reserve Fund	-	497,689	223,038	81,233	-	-	-	-	-	801,960
Revenue Fund	-	1,055,694	538,709	2,111	-	-	-	-	-	1,596,514
Fixed Assets										
Construction Work In Process	-	-	-	-	-	-	-	28,273,870	-	28,273,870
Amount Avail In Debt Services	-	-	-	-	-	-	-	-	497,448	497,448
Amount To Be Provided	-	-	-	-	-	-	-	-	24,412,552	24,412,552
TOTAL ASSETS	\$ 947,625	\$ 1,590,391	\$ 939,876	\$ 83,344	\$ 97,543	\$ 24	\$ 118,380	\$ 28,273,870	\$ 24,910,000	\$ 56,961,053
LIABILITIES										
Accounts Payable	\$ 17,827	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	17,827
Bonds Payable - Series 2021	-	-	-	-	-	-	-	-	16,265,000	16,265,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,245,000	6,245,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	2,400,000	2,400,000
Due To Other Funds	-	-	2,776	-	1,564	-	-	-	-	4,340
TOTAL LIABILITIES	17,827	-	2,776	-	1,564	-	-	-	24,910,000	24,932,167
FUND BALANCES										
Restricted for:										
Debt Service	-	1,590,391	937,100	83,344	-	-	-	-	-	2,610,835
Capital Projects	-	-	-	-	95,979	24	118,380	-	-	214,383
Unassigned:	929,798	-	-	-	-	-	-	28,273,870	-	29,203,668
TOTAL FUND BALANCES	929,798	1,590,391	937,100	83,344	95,979	24	118,380	28,273,870	-	32,028,886
TOTAL LIABILITIES & FUND BALANCES	\$ 947,625	\$ 1,590,391	\$ 939,876	\$ 83,344	\$ 97,543	\$ 24	\$ 118,380	\$ 28,273,870	\$ 24,910,000	\$ 56,961,053

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	\$ -	\$ 6,390	\$ 6,390	0.00%
Rental Income	-	600	600	0.00%
Fence Easement	-	150	150	0.00%
Special Assmnts- Tax Collector	862,833	1,200,693	337,860	139.16%
Special Assmnts- CDD Collected	487,180	127	(487,053)	0.03%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	1,350,013	1,208,135	(141,878)	89.49%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	3,200	8,800	26.67%
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	-	958	(958)	0.00%
Disclosure Report	11,400	7,850	3,550	68.86%
District Counsel	15,000	10,318	4,682	68.79%
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	1,500	3,500	30.00%
Onsite Staff	70,000	17,500	52,500	25.00%
Website ADA Compliance	1,500	3,125	(1,625)	208.33%
Postage, Phone, Faxes, Copies	250	74	176	29.60%
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	32,570	841	97.48%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	1,400	1,100	56.00%
Mailings	2,500	-	2,500	0.00%
Bank Fees	250	1,009	(759)	403.60%
Financial & Revenue Collections	-	292	(292)	0.00%
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	111,788	136,305	45.06%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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	440	760	36.67%
Water/Waste	3,000	1,004	1,996	33.47%
Electric Utility Services	40,000	7,016	32,984	17.54%
Street Lights	200,100	54,027	146,073	27.00%
Total Electric Utility Services	244,300	62,487	181,813	25.58%
<u>Other Physical Environment</u>				
Wildlife Control	9,000	6,200	2,800	68.89%
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	(30,000)	65,000	-85.71%
Landscape Maintenance	450,000	126,604	323,396	28.13%
Ditches R&M	12,000	-	12,000	0.00%
Landscaping - Plant Replacement Program	40,000	2,351	37,649	5.88%
Storm Cleanup	35,000	-	35,000	0.00%
Irrigation Maintenance	30,000	1,606	28,394	5.35%
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	116,218	601,382	16.20%
<u>Amenities</u>				
Pool Monitor	12,000	-	12,000	0.00%
Pool Maintenance - Contract	24,000	8,060	15,940	33.58%
Janitorial - Contract	10,020	3,462	6,558	34.55%
Amenity Pest Control	1,800	700	1,100	38.89%
Janitorial - Supplies/Other	1,500	44	1,456	2.93%
Security Monitoring Services	6,000	2,925	3,075	48.75%
Garbage Dumpster - Rental/Collection	3,000	-	3,000	0.00%
Pool Treatments & Other R&M	3,500	1,880	1,620	53.71%
Entrance Monuments, Gates, Walls R&M	15,000	1,723	13,277	11.49%
Amenity Camera R&M	2,000	-	2,000	0.00%
Amenity R&M	10,000	1,372	8,628	13.72%
Sidewalk, Pavement, Signage R&M	2,000	250	1,750	12.50%
MISC Contingency	15,000	8,048	6,952	53.65%
Access Control R&M	5,000	2,470	2,530	49.40%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Holiday Decoration	10,000	6,020	3,980	60.20%
Community Events	10,000	789	9,211	7.89%
Dog Waste Station Service & Supplies	4,200	1,785	2,415	42.50%
Amenity Furniture R&M	5,000	-	5,000	0.00%
Total Amenities	<u>140,020</u>	<u>39,528</u>	<u>100,492</u>	<u>28.23%</u>
TOTAL EXPENDITURES	1,350,013	330,021	1,019,992	24.45%
Excess (deficiency) of revenues				
Over (under) expenditures	-	878,114	878,114	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		51,684		
FUND BALANCE, ENDING		<u>\$ 929,798</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 10,686	\$ 10,686	0.00%
Special Assmnts- Tax Collector	995,377	979,810	(15,567)	98.44%
TOTAL REVENUES	995,377	990,496	(4,881)	99.51%
EXPENDITURES				
Debt Service				
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)	687,024	688,591	-43843.27%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(4,464)	(4,464)	0.00%
Contribution to (Use of) Fund Balance	(1,567)	-	1,567	0.00%
TOTAL FINANCING SOURCES (USES)	(1,567)	(4,464)	(2,897)	284.88%
Net change in fund balance	\$ (1,567)	\$ 682,560	\$ 687,261	-43558.39%
FUND BALANCE, BEGINNING (OCT 1, 2025)		907,831		
FUND BALANCE, ENDING		\$ 1,590,391		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 5,838	\$ 5,838	0.00%
Special Assmnts- Tax Collector	-	439,099	439,099	0.00%
Special Assmnts- CDD Collected	446,075	162,285	(283,790)	36.38%
TOTAL REVENUES	446,075	607,222	161,147	136.13%
EXPENDITURES				
Debt Service				
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)	433,672	434,697	-42309.46%
OTHER FINANCING SOURCES (USES)				
Contribution to (Use of) Fund Balance	(1,025)	-	1,025	0.00%
TOTAL FINANCING SOURCES (USES)	(1,025)	-	1,025	0.00%
Net change in fund balance	\$ (1,025)	\$ 433,672	\$ 436,747	-42309.46%
FUND BALANCE, BEGINNING (OCT 1, 2025)		503,428		
FUND BALANCE, ENDING		\$ 937,100		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 1,296	\$ 1,296	0.00%
Special Assmnts- CDD Collected	-	20,096	20,096	0.00%
TOTAL REVENUES	-	21,392	21,392	0.00%
EXPENDITURES				
Debt Service				
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	-	(39,803)	(39,803)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(990)	(990)	0.00%
TOTAL FINANCING SOURCES (USES)	-	(990)	(990)	0.00%
Net change in fund balance	\$ -	\$ (40,793)	\$ (40,793)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		124,137		
FUND BALANCE, ENDING		\$ 83,344		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 1,187	\$ 1,187	0.00%
TOTAL REVENUES	-	1,187	1,187	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,187	1,187	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	4,464	4,464	0.00%
TOTAL FINANCING SOURCES (USES)	-	4,464	4,464	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 5,651</u>	<u>\$ 5,651</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		90,328		
FUND BALANCE, ENDING		<u>\$ 95,979</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
TOTAL REVENUES	-	-	-	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	-	-	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		24		
FUND BALANCE, ENDING		\$ 24		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending January 31, 2026
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
REVENUES				
Interest - Investments	\$ -	\$ 1,424	\$ 1,424	0.00%
TOTAL REVENUES	-	1,424	1,424	0.00%
EXPENDITURES				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	1,424	1,424	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	990	990	0.00%
TOTAL FINANCING SOURCES (USES)	-	990	990	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 2,414</u>	<u>\$ 2,414</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2025)		115,966		
FUND BALANCE, ENDING		<u>\$ 118,380</u>		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 26_01

Statement Date 01/31/2026

G/L Account No. 101001 Balance	946,687.06	Statement Balance	1,012,358.23
		Outstanding Deposits	1,837.79
Positive Adjustments	0.00		
Subtotal	946,687.06	Subtotal	1,014,196.02
Negative Adjustments	0.00	Outstanding Checks	-67,508.96
Ending G/L Balance	946,687.06	Ending Balance	946,687.06

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Deposits							
							0.00
01/06/2026		JE001104	Special Assmnts- Tax Collector	Truist Bank	17,464.49	17,464.49	0.00
01/12/2026		JE001106	Rental Income	Truist Bank	200.00	200.00	0.00
01/16/2026		JE001138	Interest - Investments	Truist Bank	2,323.10	2,323.10	0.00
01/26/2026		JE001143	Miscellaneous Revenues	Truist Bank Figuero #1082	25.00	25.00	0.00
01/27/2026		JE001144	Insurance -Property & Casualty	IPFS check 83-189728 for Egis ins	1,073.55	1,073.55	0.00
01/31/2026		JE001174	Interest - Investments	Interest Earned	1,407.59	1,407.59	0.00
01/31/2026		JE001175	Street Lights	TECO 121225-0294-ACH	6.90	6.90	0.00
01/31/2026		JE001176	Electric Utility Services	TECO 121225-3150-ACH ADJE	44.96	44.96	0.00
01/31/2026		JE001177	Electric Utility Services	TECO 121225-2187-ACH ADJE	1.58	1.58	0.00
Total Deposits					22,547.17	22,547.17	0.00
Checks							
							0.00
12/11/2025	Payment	955	CITY-WIDE CLEANING LLC	Payment of Invoice 001920	-835.00	-835.00	0.00
12/11/2025	Payment	956	CITY-WIDE CLEANING LLC	Payment of Invoice 001926	-325.00	-325.00	0.00
12/18/2025	Payment	968	STRALEY ROBIN VERICKER	Payment of Invoice 001938	-951.00	-951.00	0.00
12/19/2025	Payment	300087	TECO	Inv: 121125-9422-ACH	-1,491.43	-1,491.43	0.00
12/24/2025	Payment	973	ECO-LOGIC SERVICES LLC	Check for Vendor V00108	-6,770.00	-6,770.00	0.00
12/29/2025	Payment	975	BUSINESS OBSERVER	Check for Vendor V00095	-1,251.24	-1,251.24	0.00
12/29/2025	Payment	976	DOWN TO EARTH	Check for Vendor V00107	-55,952.16	-55,952.16	0.00
12/29/2025	Payment	300088	TECO	Inv: 121225-0294-ACH	-139.82	-139.82	0.00
12/29/2025	Payment	300089	TECO	Inv: 121225-3150-ACH	-1,285.79	-1,285.79	0.00
12/29/2025	Payment	300090	TECO	Inv: 121225-2187-ACH	-23.16	-23.16	0.00

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 26_01

Statement Date

01/31/2026

12/29/2025	Payment	300092	TECO	Inv: 121225-3334-ACH	-512.68	-512.68	0.00
12/29/2025	Payment	300093	TECO	Inv: 121225-3802-ACH	-1,444.82	-1,444.82	0.00
12/29/2025	Payment	300094	TECO	Inv: 121225-2960-ACH	-1,025.36	-1,025.36	0.00
12/29/2025	Payment	300095	BOCC	Inv: 121825-7985-ACH	-152.93	-152.93	0.00
12/29/2025	Payment	978	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,170.00	-1,170.00	0.00
12/29/2025	Payment	979	IPFS CORPORATION	Check for Vendor V00103	-30,095.73	-30,095.73	0.00
12/29/2025	Payment	981	SWINE SOLUTIONS	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
12/30/2025	Payment	982	BERRY BAY CDD	Payment of Invoice 001964	-24,727.74	-24,727.74	0.00
01/02/2026	Payment	983	INFRAMARK LLC	Payment of Invoice 001965	-11,783.33	-11,783.33	0.00
01/07/2026	Payment	984	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00057	-2,000.00	-2,000.00	0.00
01/07/2026	Payment	985	CROSSCREEK ENVIRONMENTA L, INC.	Check for Vendor V00096	-6,475.00	-6,475.00	0.00
01/07/2026	Payment	986	GRAU AND ASSOCIATES SIGNAL 88	Check for Vendor V00015	-1,500.00	-1,500.00	0.00
01/07/2026	Payment	987	FRANCHISE GROUP, INC.	Check for Vendor V00101	-900.00	-900.00	0.00
01/09/2026	Payment	989	INFRAMARK LLC	Check for Vendor V00023	-988.00	-988.00	0.00
01/09/2026	Payment	300096	COMMUNICATION S	Inv: 2748863123125-ACH	-110.00	-110.00	0.00
01/12/2026	Payment	990	BERRY BAY CDD	Payment of Invoice 001976	-9,459.65	-9,459.65	0.00
01/12/2026	Payment	991	CARLOS DE LA OSSA	Payment of Invoice 001974	-200.00	-200.00	0.00
01/12/2026	Payment	992	KELLY ANN EVANS	Payment of Invoice 001972	-200.00	-200.00	0.00
01/12/2026	Payment	993	NICHOLAS J. DISTER	Payment of Invoice 001971	-200.00	-200.00	0.00
01/12/2026	Payment	994	RYAN MOTKO	Payment of Invoice 001973	-200.00	-200.00	0.00
01/13/2026	Payment	995	BUSINESS OBSERVER	Check for Vendor V00095	-87.50	-87.50	0.00
01/13/2026	Payment	996	DOWN TO EARTH SURELOCK	Check for Vendor V00107	-27,976.08	-27,976.08	0.00
01/13/2026	Payment	997	SECURITY SOLUTIONS, LLC	Check for Vendor V00090	-2,470.07	-2,470.07	0.00
01/15/2026	Payment	300097	TRUIST - CC	Inv: 010226-1411	-12.99	-12.99	0.00
01/16/2026	Payment	998	BLUE LIFE POOL SERVICE LLC FIELDS	Check for Vendor V00057	-384.00	-384.00	0.00
01/16/2026	Payment	999	CONSULTING GROUP LLC	Check for Vendor V00052	-250.00	-250.00	0.00
01/21/2026	Payment	1000	STRALEY ROBIN VERICKER	Check for Vendor V00011	-3,617.00	-3,617.00	0.00
01/26/2026	Payment	300100	TECO	Inv: 010726-6104-ACH	-10,829.13	-10,829.13	0.00
01/27/2026	Payment	1002	INFRAMARK LLC	Payment of Invoice 001998	-21.46	-21.46	0.00
01/27/2026	Payment	1003	TECO	Check for Vendor V00026	-284.04	-284.04	0.00
01/27/2026	Payment	300112	TECO	Inv: 221009493786 DUP	-284.04	-284.04	0.00
01/31/2026		JE001173	Bank Fees	Service Charges	-291.23	-291.23	0.00
Total Checks					-210,227.38	-210,227.38	0.00

Adjustments

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498
Statement No. 26_01

Statement Date 01/31/2026

Total Adjustments

Outstanding Checks

12/29/2025	Payment	980	JOBE PEST SERVICES	Check for Vendor V00075	-140.00
01/22/2026	Payment	300098	TECO	Inv: 011326-9422-ACH	-1,492.08
01/23/2026	Payment	1001	BERRY BAY CDD	Payment of Invoice 001986	-51,288.75
01/26/2026	Payment	300101	TECO	Inv: 011526-63334-ACH	-512.90
01/26/2026	Payment	300102	TECO	Inv: 011526-93150-ACH	-1,506.47
01/26/2026	Payment	300103	TECO	Inv: 011526-93802-ACH	-1,445.44
01/26/2026	Payment	300104	TECO	Inv: 011526-82187-ACH	-36.90
01/26/2026	Payment	300105	TECO	Inv: 011526-92960-ACH	-1,025.80
01/26/2026	Payment	300106	TECO	Inv: 011426-20294-ACH	-139.88
01/26/2026	Payment	300107	BOCC	Inv: 012026-7985-ACH	-193.13
01/28/2026	Payment	1004	BLUE LIFE POOL SERVICE LLC	Check for Vendor V00057	-380.00
01/28/2026	Payment	1005	CITY-WIDE CLEANING LLC	Check for Vendor V00065	-1,625.00
01/28/2026	Payment	1006	COASTAL FENCE SERVICES, LLC	Check for Vendor V00105	-1,597.50
01/28/2026	Payment	1007	DOWN TO EARTH KINGS POWER	Check for Vendor V00107	-794.64
01/28/2026	Payment	1008	WASHING SERVICES	Check for Vendor V00077	-1,223.00
01/28/2026	Payment	1009	TECO	Check for Vendor V00026	-4,107.47
Total Outstanding Checks					-67,508.96

Outstanding Deposits

01/09/2026		JE001105		Truist Bank	1,837.79
Total Outstanding Deposits					1,837.79

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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	1000	01/21/26	V00011	STRALEY ROBIN VERICKER	27838	DEC 25-DISTRICIT COUNSEL THROUGH 12/31/25	PROFESSIONAL SERVICES	531146-51301	\$3,617.00
001	1002	01/27/26	V00023	INFRAMARK LLC	169001	DEC 25-POSTAGE	POSTAGE	541024-51301	\$21.46
001	1003	01/27/26	V00026	TECO	221009493786 121225	SERVICE 11/07/25 - 12/08/25	Electric Utility Services	543041-53100	\$284.04
001	1004	01/28/26	V00057	BLUE LIFE POOL SERVICE LLC	22063	JAN 26-POOL SERVICES	POOL SERVICES	546214-57217	\$380.00
001	1005	01/28/26	V00065	CITY-WIDE CLEANING LLC	19924	JAN 26-REPLACED PET STATION OUTSIDE DOG PARK	REPLACED PET STATION OUTSIDE DOG PARK	552161-57217	\$645.00
001	1005	01/28/26	V00065	CITY-WIDE CLEANING LLC	19925	JAN 26-CLUBHOUSE & PET STATION	CLEANING SERVICES	534026-57217	\$835.00
001	1005	01/28/26	V00065	CITY-WIDE CLEANING LLC	19925	JAN 26-CLUBHOUSE & PET STATION	PET STATION	552161-57217	\$145.00
001	1006	01/28/26	V00105	COASTAL FENCE SERVICES, LLC	64	JAN 26-CHAIN LINK REPAIRS & FENCE REPAIRS	BASKETBALL COURT-CHAIN LINK REPAIRS & FENCE REPAIRS	546227-57217	\$1,317.50
001	1006	01/28/26	V00105	COASTAL FENCE SERVICES, LLC	61	JAN 26-REPAIR PLAYGROUND FEATURE	REPAIR PLAYGROUND FEATURE	546227-53908	\$280.00
001	1007	01/28/26	V00107	DOWN TO EARTH	164904	JAN 26-IRRIGATION INSTALLATION	IRRIGATION INSTALLATION	546930-53908	\$157.64
001	1007	01/28/26	V00107	DOWN TO EARTH	164902	JAN 26-IRRIGATION REPAIRS	IRRIGATION REPAIRS	546930-53908	\$637.00
001	1008	01/28/26	V00077	KINGS POWER WASHING SERVICES	1217	JAN 26-FENCE CLEANING & REPAIRS	FENCE CLEANING & REPAIRS	546922-57217	\$1,098.00
001	1008	01/28/26	V00077	KINGS POWER WASHING SERVICES	1217	JAN 26-FENCE CLEANING & REPAIRS	Fence Repair	546227-57217	\$125.00
001	1009	01/28/26	V00026	TECO	011526-221009493786	ELECTRIC 12/09/25-01/08/26	ELECTRIC	543062-53100	\$4,107.47
001	300096	01/09/26	V00059	CHARTER COMMUNICATIONS	2748863123125-ACH	12/31/25-01/30/25 INTERNET SERVICE	INTERNET	541036-53100	\$110.00
001	300097	01/15/26	V00081	TRUIST - CC	010226-1411	12/03/2-01/02/26 PURCHASES	12/03/25-01/02/26 PURCHASES	549410-57217	\$12.99
001	300098	01/22/26	V00026	TECO	011326-9422-ACH	12/06/25-01/07/26 ELECTRIC	STREETLIGHTS	543062-53100	\$1,492.08
001	300100	01/26/26	V00026	TECO	010726-6104-ACH	11/06/25-12/05/25 ELECTRIC	STREETLIGHTS	543062-53100	\$10,496.62
001	300100	01/26/26	V00026	TECO	010726-6104-ACH	11/06/25-12/05/25 ELECTRIC	ELECTRIC	543041-53100	\$332.51
001	300101	01/26/26	V00026	TECO	011526-63334-ACH	12/09/25-01/08/26	STREETLIGHTS 12/09/25-01/08/26	543062-53100	\$512.90
001	300102	01/26/26	V00026	TECO	011526-93150-ACH	ELECTRIC 12/09/25-01/08/26	ELECTRIC	543041-53100	\$1,506.47
001	300103	01/26/26	V00026	TECO	011526-93802-ACH	STREETLIGHTS 12/09/25-01/08/26	STREETLIGHTS	543062-53100	\$1,445.44
001	300104	01/26/26	V00026	TECO	011526-82187-ACH	ELECTRIC 12/09/25-01/08/26	ELECTRIC	543041-53100	\$36.90
001	300105	01/26/26	V00026	TECO	011526-92960-ACH	STREETLIGHTS 12/09/25-01/08/26	STREETLIGHTS	543062-53100	\$1,025.80
001	300106	01/26/26	V00026	TECO	011426-20294-ACH	STREETLIGHTS 12/09/25-01/08/26	STREETLIGHTS	543062-53100	\$139.88
001	300107	01/26/26	V00060	BOCC	012026-7985-ACH	WATER 12/18/25-01/19/26	WATER	543021-53100	\$193.13
001	300112	01/27/26	V00026	TECO	221009493786 DUP	SERVICE 11/07/25 - 12/08/25	SERVICE	543041-53100	\$284.04
001	983	01/02/26	V00023	INFRAMARK LLC	160869R	OCT 25-INFRAMARK MANAGEMENT	ACCOUNTING SERVICES	532001-51301	\$1,000.00
001	983	01/02/26	V00023	INFRAMARK LLC	160869R	OCT 25-INFRAMARK MANAGEMENT	FIELD MANAGEMENT	531016-53908	\$1,333.33
001	983	01/02/26	V00023	INFRAMARK LLC	160869R	OCT 25-INFRAMARK MANAGEMENT	ON-SITE MANAGER: BROOK CHAPMAN	534215-53908	\$5,833.33
001	983	01/02/26	V00023	INFRAMARK LLC	160869R	OCT 25-INFRAMARK MANAGEMENT	DISSEMINATION SERVICES	531142-51301	\$950.00
001	983	01/02/26	V00023	INFRAMARK LLC	160869R	OCT 25-INFRAMARK MANAGEMENT	DISTRICT MANAGEMENT	531150-51301	\$2,541.67
001	983	01/02/26	V00023	INFRAMARK LLC	160869R	OCT 25-INFRAMARK MANAGEMENT	WEBSITE MAINTENANCE/ADMIN	549936-51301	\$125.00
001	984	01/07/26	V00057	BLUE LIFE POOL SERVICE LLC	21798	JAN 2026 POOL SERVICE	POOL CONTRACT	531034-57217	\$2,000.00
001	985	01/07/26	V00096	CROSSCREEK ENVIRONMENTAL, INC.	22608	SEPT 25-FES STRUCTURE REPAIR	MISC Contingency	546922-57217	\$6,475.00
001	986	01/07/26	V00015	GRAU AND ASSOCIATES	28390	AUDIT FYE 09/30/2025	Auditing Services	532002-51301	\$1,500.00
001	987	01/07/26	V00101	SIGNAL 88 FRANCHISE GROUP, INC.	US_118083	SECURITY PATROL 12/01/25-12/31/25	SECURITY PATROL	534368-57217	\$900.00
001	989	01/09/26	V00023	INFRAMARK LLC	1164513	MAINTENANCE SERVICES	AMENITY R&M	546516-57217	\$988.00
001	991	01/12/26	V00038	CARLOS DE LA OSSA	CO-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	992	01/12/26	V00019	KELLY ANN EVANS	KE-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	993	01/12/26	V00016	NICHOLAS J. DISTER	ND-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	994	01/12/26	V00024	RYAN MOTKO	RM-010826	BOARD 01/08/26	Supervisor Fees	511100-51301	\$200.00
001	995	01/13/26	V00095	BUSINESS OBSERVER	26-00112H	JAN 26-LEGALADVERTISING	LEGAL ADVERTISING	548002-51301	\$87.50
001	996	01/13/26	V00107	DOWN TO EARTH	163794	JAN 26-LANDSCAPE MAINTENANCE CONTRACT	LANDSCAPE MAINTENANCE CONTRACT	546300-53908	\$27,976.08
001	997	01/13/26	V00090	SURELOCK SECURITY SOLUTIONS, LLC	1129	JULY 25-ACCESS CONTROL-SERVICE CALL	ACCESS CONTROL-SERVICE CALL-DOOR HANDLE	546998-57217	\$1,221.77
001	997	01/13/26	V00090	SURELOCK SECURITY SOLUTIONS, LLC	1154	JULY 25-SERVICE CALL-FOBS	ACCESS CONTROL-SERVICE CALL-FOBS	546998-57217	\$630.00
001	997	01/13/26	V00090	SURELOCK SECURITY SOLUTIONS, LLC	1156	OCT 25-ACCESS FOBS	ACCESS CONTROL-FOBS	546998-57217	\$618.30
001	998	01/16/26	V00057	BLUE LIFE POOL SERVICE LLC	22048	JAN 26-POOL SAFETY THROW ROPE	POOL-SAFETY THROW ROPE	546516-57217	\$384.00
001	999	01/16/26	V00052	FIELDS CONSULTING GROUP LLC	3729	JAN 26-SIGNAGE-BEWARE OF WILDLIFE	SIGNAGE-BEWARE OF WILDLIFE	546720-57217	\$250.00
Fund Total									\$86,852.85

SERIES 2021 DEBT SERVICE FUND - 202

202	1001	01/23/26	V00022	BERRY BAY CDD	12022025-1202	SERIES 2021 AND SERIES 2023 DS 12.02.25	SERIES 2021 FY26 DS 12.02.2025	103200	\$35,444.44
202	990	01/12/26	V00022	BERRY BAY CDD	01062026-0106	SERIES 2021 AND SERIES 2023 FY26 DS 01.06.26	SERIES 2021 FY26 DS 01.06.26	103200	\$6,532.25
Fund Total									\$41,976.69

SERIES 2023 DEBT SERVICE FUND - 203

203	1001	01/23/26	V00022	BERRY BAY CDD	12022025-1202	SERIES 2021 AND SERIES 2023 DS 12.02.25	SERIES 2023 FY26 DS 12.02.25	103200	\$15,844.31
203	990	01/12/26	V00022	BERRY BAY CDD	01062026-0106	SERIES 2021 AND SERIES 2023 FY26 DS 01.06.26	SERIES 2023 FY26 DS 01.06.26	103200	\$2,927.40

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 01/01/2026 to 01/31/2026

(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	
									Fund Total	<u>\$18,771.71</u>

Total Checks Paid	\$147,601.25
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Addendum #1 to the Landscape Maintenance Services Agreement

This Addendum #1 to the Landscape Maintenance Services Agreement (this “**Addendum #1**”) is made and entered into as of January 1, 2026, by and between the **Berry Bay Community Development District** (the “**District**”) and **SSS Down to Earth Opco LLC d/b/a Down to Earth**, an Ohio limited liability company (the “**Contractor**”).

Background Information:

The District and the Contractor entered into the Landscape Maintenance and Irrigation Services Agreement dated October 5, 2025 (the “**Agreement**”). Unless otherwise expressly defined herein, capitalized terms used herein have the meanings assigned to them in the Agreement. The District and the Contractor desire to add additional common areas throughout the development to the scope of services and to update the compensation accordingly. The Contractor submitted proposals for such additional services which have been incorporated into this Addendum #1. The District and the Contractor each has the authority to execute Addendum #1 and to perform its obligations and duties hereunder, and each party has satisfied all conditions precedent to the execution of this Addendum #1 so that this Addendum #1 constitutes a legal and binding obligation of each party hereto.

NOW, THEREFORE, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which is hereby acknowledged, the District and the Contractor agree as follows:

1. **Incorporation of Background Information**. The background information stated above is true and correct and by this reference is incorporated by reference as a material part of this Addendum #1.
2. **Addition to Scope of Services**. Contractor agrees to provide additional services by performing full-time maintenance for all of the landscaping in the new development area as designated on Exhibit A attached hereto. Contractor shall provide all labor and equipment necessary for these services.
3. **Additional Compensation for Additional Services**. Contractor shall perform the additional services in the new development area for an increase in the monthly amount of \$718.00 and the annual amount of \$8,616.00, increasing the total annual contract price to **\$344,329.00**. The total additional monthly amount added to the Agreement will be Seven Hundred Eighteen Dollars and Zero Cents (**\$718.00**).
4. **Ratification of all Other Terms of the Agreement**. Except as hereby modified, the terms and conditions (including compensation) of the Agreement are hereby ratified and confirmed.

IN WITNESS WHEREOF the undersigned have executed this Addendum #1 effective as of the date written above.

**SSS Down to Earth Opco, LLC
d/b/a Down to Earth**

**Berry Bay
Community Development District**

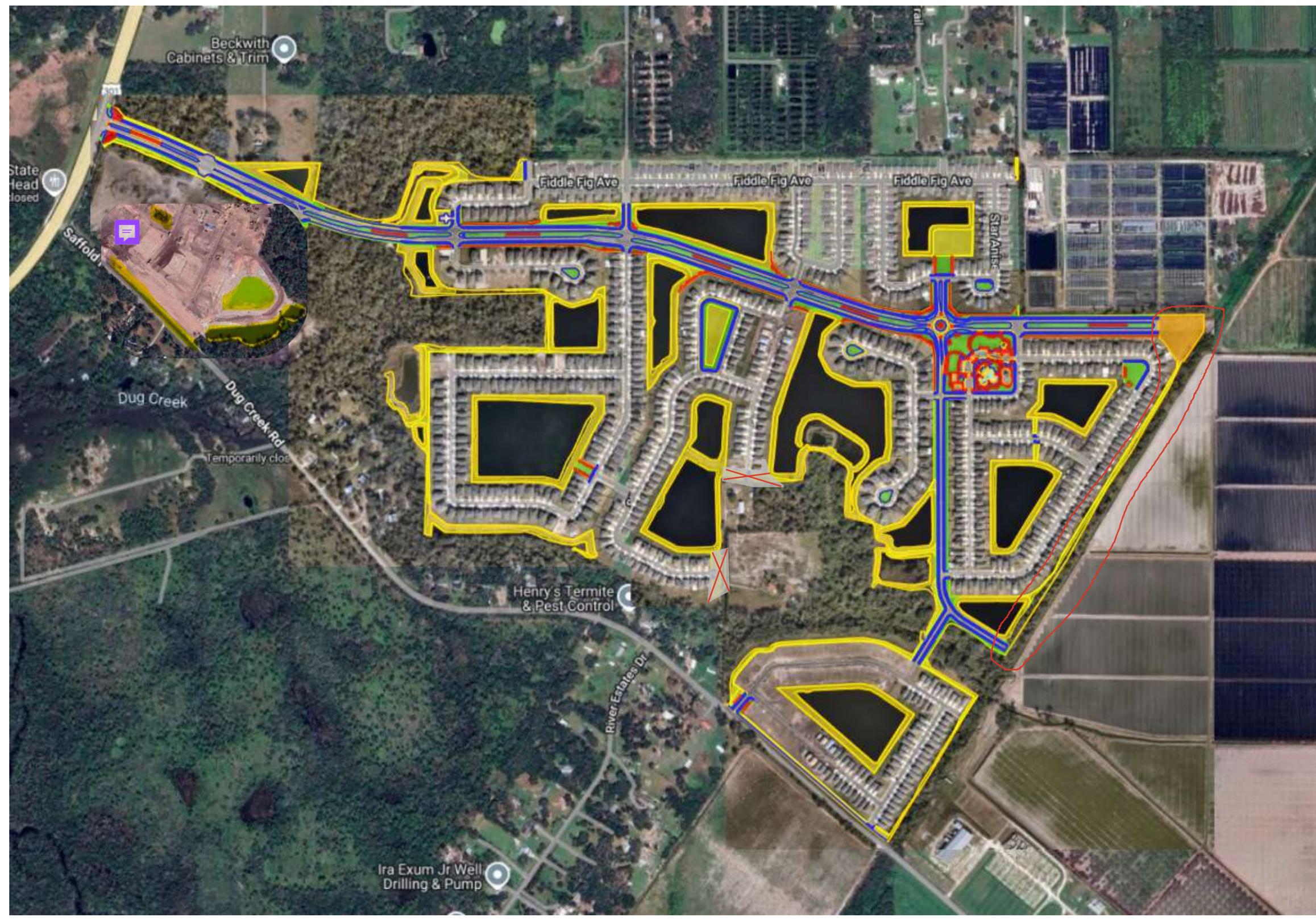
DocuSigned by:

 By: _____
 Name: ~~Tom Lanzaro~~
 Title: CEO

Signed by:

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

EXHIBIT A



- Turf
- Mulch Beds
- Hard Edge
- Non-Irrigated Turf
- Pond Turf





Down to Earth Landscape & Irrigation

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

Estimate: #139680

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

Sod Replacement - Juniper
Cove St. Feb 2026 Revised

Estimated Job Start Date

February 23, 2026

Proposed By

Alexandra Steiner

Due Date

Estimate Details				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
St. Augustine "Floritam"	Square Foot	25000	\$1.26	\$31,500.00
Irrigation Installation				
Irrigation Labor (Hide)				\$1,700.00
Miscellaneous Irrigation Parts	Each	50	\$2.55	\$127.50
			Subtotal	\$33,327.50
			Estimated Tax	\$0.00
			Job Total	\$33,327.50

As discussed and walked on 1/30, remove and replace sod on both sides of Juniper Cove St., (from Night Tide Ln. to Dug Creek Way) from sidewalk out toward street.

Replace some miscellaneous patches on the fence lines of the same area.

24,752 sqft.

Adjust irrigation as needed

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Agreed & Accepted By:

Alexandra Steiner
Down to Earth

02/02/2026

Date

Jayna Cooper

2-12-2026

Inframark

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/>.



Down to Earth Landscape & Irrigation

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

Estimate: #137520

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

Sabal Palm Removal - Jan 2026

Estimated Job Start Date

January 19, 2026

Proposed By

Alexandra Steiner

Due Date

<u>Estimate Details</u>				
Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				\$510.00
			Subtotal	\$510.00
			Estimated Tax	\$0.00
			Job Total	\$510.00

Remove (3) dead Sabal Palms from center medians of Berry Grove Blvd.

Estimates require a 50% deposit to order and schedule any approved work. Price does not include any irrigation repairs. Irrigation repairs to be billed separately on a time and material basis.

Proposed By:

Alexandra Steiner
Down to Earth

01/07/2026

Date

Agreed & Accepted By:

Signed by:

Kollamay Turkoane

1F3BE9E795D0415...

Inframark

2/23/2026

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/>.

CITY-WIDE CLEANING L.L.C.

P.O. BOX 262142

TAMPA, FL. 33685

813-624-4479

Property Site: Berry Bay

Scope of work:

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

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

Cost for Instalation is 50.00

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

Signed by:

Rollamay Turkoane

1F3BE9E795D0415...

2/26/2026



BERRY BAY CDD

FIELD INSPECTION REPORT-FEBRUARY- DOWN TO EARTH

Thursday, February 19, 2026

Prepared For Board Of Supervisors

14 Items Identified

Arturo Gandarilla

DISTRICT FIELD COORDINATOR

Completed
Scheduled/Monitoring
No response/Not completed

Item 1- Berry Grove Blvd (plant Material)

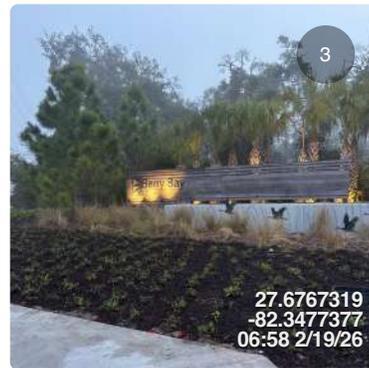
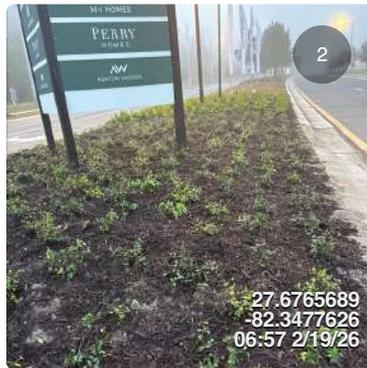
Assigned To: Down To Earth

At the entrance to Berry Bay off US 301 onto Berry Grove Blvd, the recently installed blue daze are green and healthy. All plant material installed within the center island is green, healthy, and well maintained. The ferns and jasmine are also green, healthy, and being properly maintained.

On the exit side, the newly installed plant material is green and healthy.

The monument sign is clean and well maintained.

Ornamental grasses are scheduled to be cut back as part of ongoing maintenance.

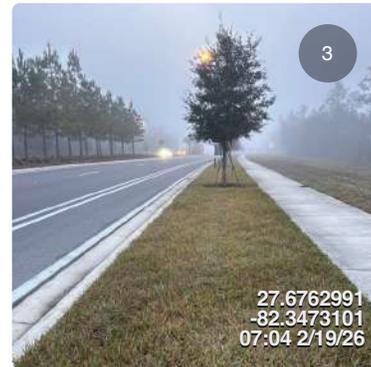
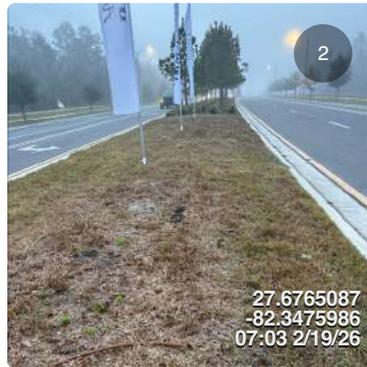
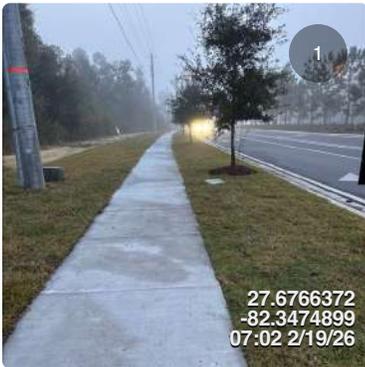


Item 2- Berry Grove Blvd (Turf)

Assigned To: Down To Earth

The turf areas along Berry Grove Blvd experienced cold stress due to the recent cold front. Some minor green-up is beginning to appear; however, the center island sustained the most significant damage.

Down to Earth is to continue monitoring these turf areas and take the necessary steps to promote recovery and improvement.



Item 3- Berry Grove Blvd (Trees)

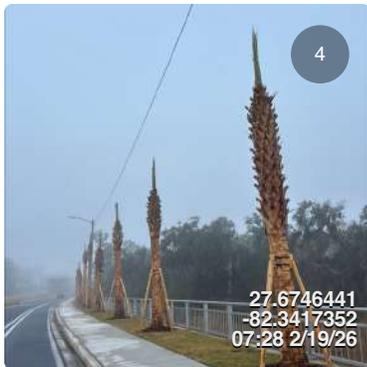
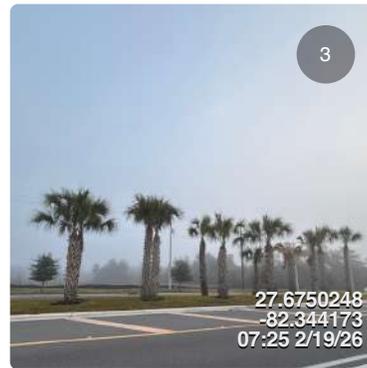
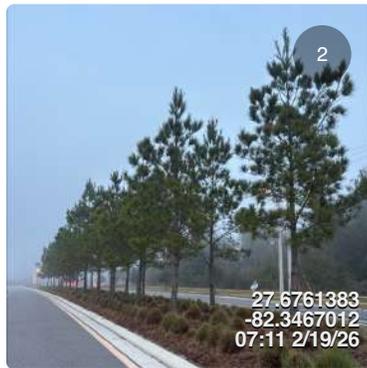
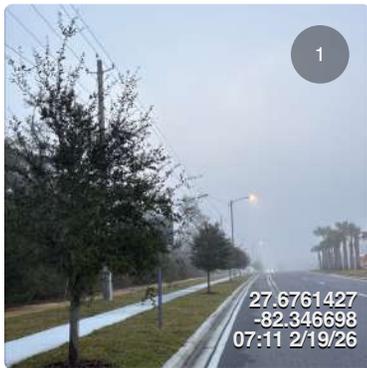
Assigned To: Down To Earth

Trees along Berry Grove Blvd responded well to the recent cold snap with no significant cold damage observed and overall canopy condition appears healthy

Sabal palms are green, healthy, and showing no signs of stress

Two palm trees located in the center island have died and will need to be removed including stump and root ball extraction and replaced

Newly installed Sabal palms along Berry Grove Blvd heading west toward the US 301 exit are green, healthy, and establishing well overall condition is good

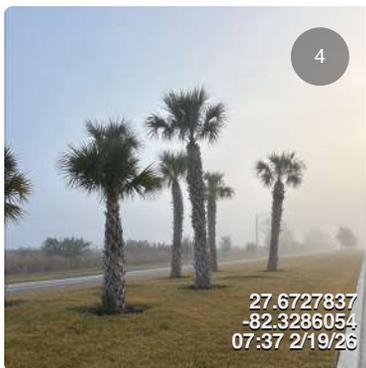
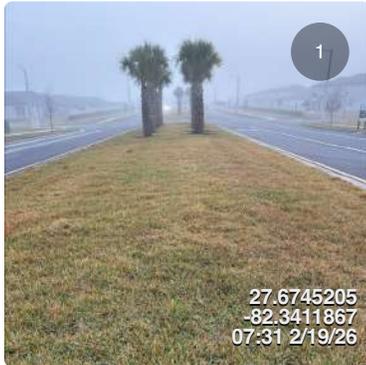


Item 4- Berry Grove Blvd (Turf)

Assigned To: Down To Earth

Turf areas along Berry Grove Blvd show cold-related stress and discoloration

Down to Earth will continue monitoring and treat as needed to support recovery



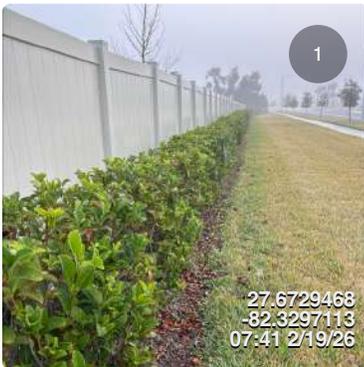
Item 5- Berry Grove Blvd (Plant Material)

Assigned To: Down To Earth

Viburnum along Berry Grove Blvd did not show any damage from the recent cold front and remains healthy

Firebush and other more delicate plant material show cold damage with leaf burn and dieback observed

Down to Earth will continue to monitor plant material over the next few weeks to determine what can be trimmed back and recovered and what may need to be replaced



Item 6- Berry Grove Blvd (Soft Edging)

Due By: Tuesday, March 3, 2026

Assigned To: Down To Earth

Some landscape beds have not been soft edged and several tree rings need soft edging

Down to Earth to complete soft edging in these areas



Item 7- Berry Bay Ave (Back Entrance)

Due By: Tuesday, March 3, 2026

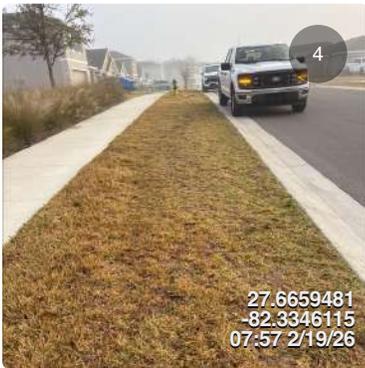
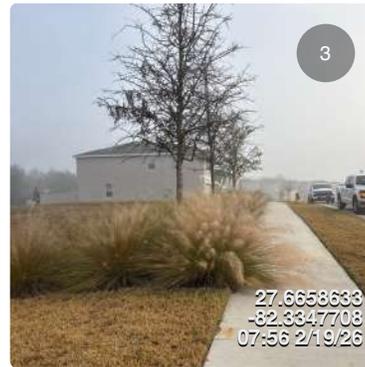
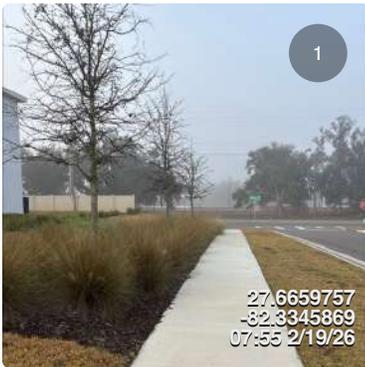
Assigned To: Down To Earth

Turf conditions at the entrance are poor, showing stress from recent construction traffic and the cold front

Ornamental grasses should be cut back as the flowers have died off

Oak trees appear to be struggling to recover; new growth is present but overall condition is weak

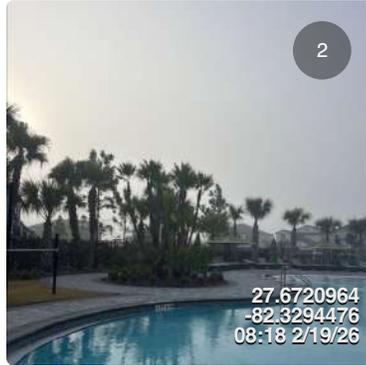
Down to Earth to inspect oak trees and determine cause of stress



Item 8- Clubhouse (Turf And Plant Material)

Assigned To: Down To Earth

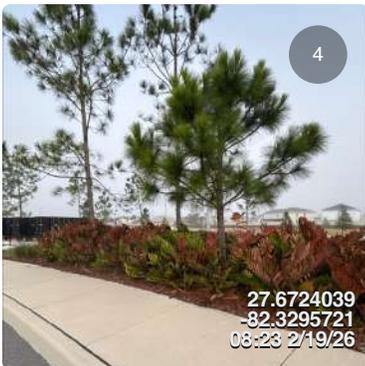
The turf in this area experienced damage from the cold front a few weeks ago. Sabal palms and other plantings show minimal cold-related stress. Overall, the area is well-maintained and grounded in appearance. A recent cleanup has improved the overall presentation of the landscape



Item 9- Clubhouse Surrounding Plant Material

Assigned To: Down To Earth

The plant materials around the clubhouse sustained some damage from the recent cold front. Down to Earth will continue monitoring these plants over the next few weeks to assess what can be preserved and what may need to be pruned or replaced.

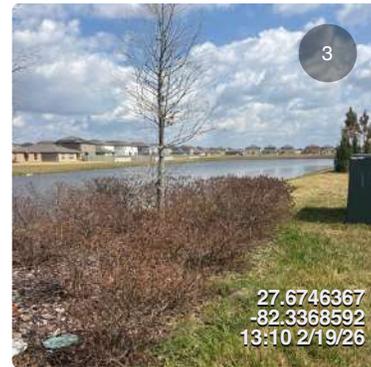
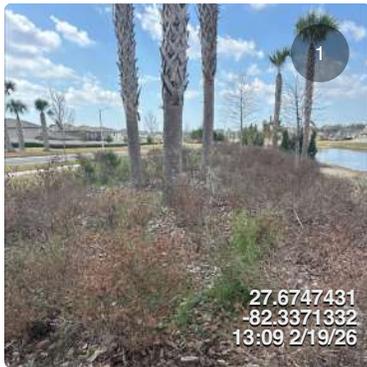


Item 10- Berry Grove Blvd
Due By: Tuesday, March 3, 2026
Assigned To: Down To Earth

There are weeds present, including vine growth on the firebush, that will need to be hand-pulled and removed.

The plant material along Berry Grove Boulevard from Eagle Rock to Marine Grass and continuing toward the Berry Roundabout has been affected by the recent cold snap. The firebush in this section was severely damaged.

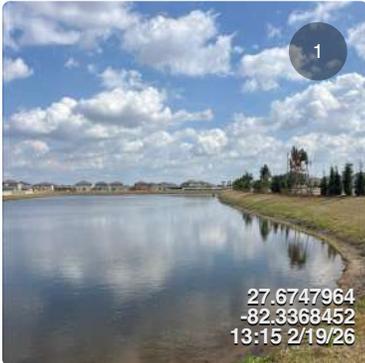
Down to Earth will continue monitoring the area over the next few weeks to determine what can be cut back and salvaged versus what will require full replacement.



Item 11- Pond 5

Assigned To: Eco Logic

The pond is well maintained.

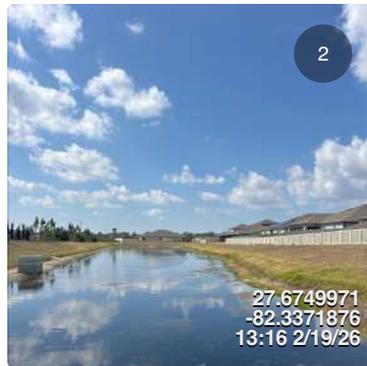
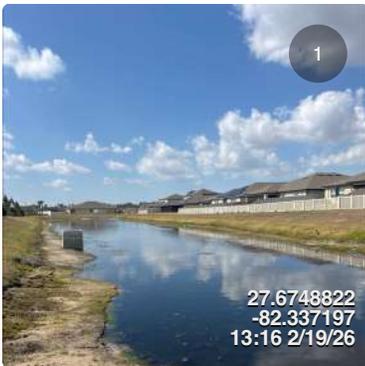


Item 12- Pond 4

Due By: Tuesday, March 3, 2026

Assigned To: Eco Logic

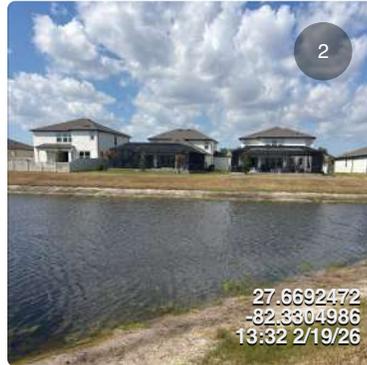
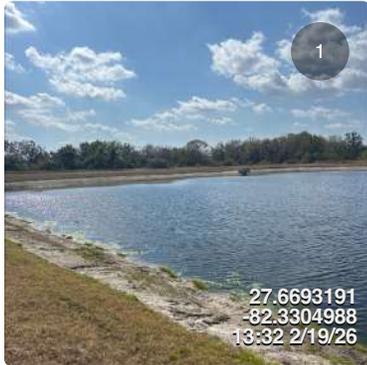
The pond was treated for filamentous algae, which has begun to die off however, there is trash present in the pond that will need to be removed



Item 13- Pond 11

Assigned To: Eco

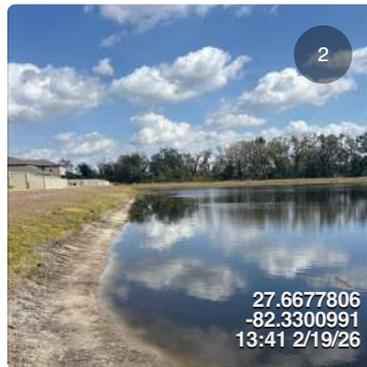
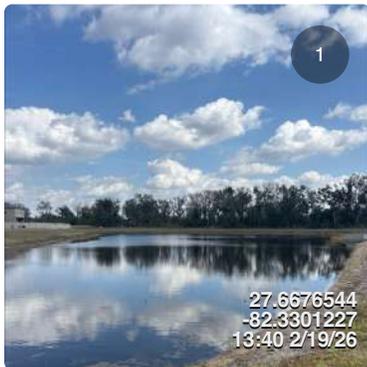
Pond has filamentous algae that needs to be treated.



Item 14- Pond 9

Assigned To: Eco Logic

Pond is well maintained.





Lake Maintenance Service Report

Date: Thursday, February 12, 2026

Lead Technician: Robert Nagle

Site Name: Berry Bay

Lakes Serviced:

Lake Number	Algae Control	Shoreline Weeds	Floating Weeds	Submerged Weeds	Non-littoral Growth	Selective Littoral Growth	Manual Cutting	Trash Removal	Aquatic Pest Control
23	✓	✓	✓	✓					
24	✓	✓	✓	✓					
3	✓	✓							
19	✓	✓							
12	✓								
4	✓								
7		✓							
9		✓							

Notes:

Lakes are starting to grow some algae. Some small shoreline weeds, water levels low throughout