

Berry Bay Community Development District

April 09, 2026

Agenda Package

TEAMS MEETING INFORMATION

<https://teams.microsoft.com/meet/2170699712447?p=ojAT7DnKHUMMqkw50H>

Meeting ID: 217 069 971 244 7 **Passcode:** eF7u5Lq7

Dial-in by phone +1 646-838-1601 **Pin:** 643 755 884#

2005 PAN AM CIRCLE SUITE 300
TAMPA, FLORIDA 33607

CLEAR PARTNERSHIPS



COLLABORATION



LEADERSHIP



EXCELLENCE



ACCOUNTABILITY



RESPECT

Berry Bay Community Development District

Board of Supervisors

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

District Staff

Jayna Cooper, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Arturo Gandarilla, Field Manager
Brooke Chapman, District Manager
Rollamay Turkoane, District Manager
Sade Smith, Clubhouse Manager

Meeting Agenda

Thursday, April 09, 2026, at 2:00 p.m.

The Regular Meeting & Public Hearing of the **Berry Bay Community Development District** will be held **April 09, 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:

<https://teams.microsoft.com/meet/2170699712447?p=ojAT7DnKHUMMqkw50H>

Meeting ID: 217 069 971 244 7 **Passcode:** eF7u5Lq7

Dial-in by phone +1 646-838-1601 **Pin:** 643 755 884#

THE REGULAR MEETING & PUBLIC HEARING 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. **PUBLIC HEARING ON IMPOSITION OF NON-VALOREM SPECIAL ASSESSMENTS**
 - A. Open Public Hearing
 - B. Master Report of the District Engineer – 2026 Expansion Parcel
 - C. MAMR Report – 2026 Expansion Area
 - D. Public Comment
 - E. Supervisors Comment
 - F. Close Public Hearing
4. **BUSINESS ITEMS**
 - A. Consideration of Resolution 2026-10; Imposing & Levying Special Assessments (2026 Expansion Parcel)
 - B. Other Matters
5. **BUSINESS ITEMS**
6. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
7. **ADJOURNMENT**

**Berry Bay Community
Development District**

Master Report
of the District Engineer -
2026 Expansion Area



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

February 2, 2026



1.0 INTRODUCTION

The Berry Bay Community Development District ("the District") previously encompassed 473.947 acres after the first District expansion and now totals 506.46 acres after a recent second expansion. The District is located within Sections 19, 20, 29, and 30 Township 32 South, Range 20 East within Hillsborough County, Florida and is southeast of Sun City Center, east of US Highway 301, and south of Bonita Drive.

See Appendix A for a Vicinity Map, Legal Description and Sketch of the amended District boundary, and Legal Description and Sketch of the 2026 Expansion Area.

2.0 PURPOSE

The District was established by Hillsborough County Ordinance 20-07, adopted on March 10, 2020 and effective on March 11, 2020, for the purpose of constructing and/or acquiring, maintaining, and operating a portion of the public improvements and community facilities. Several Supplemental Reports of the District Engineer have been prepared:

1. A Report of the District Engineer dated March 26, 2020, which discusses the original District's public improvements and community facilities plan and construction costs.
2. A Supplemental Report of the District Engineer dated October 9, 2020, which discusses Assessment Area One.
3. A Supplemental Report dated January 20, 2023, which discusses Assessment Area Two.
4. A Master Report of the District Engineer, dated July 26, 2024, which discusses the first expansion of the District's boundary.
5. A Supplemental Report of the District Engineer, dated December 6, 2024, which discusses Assessment Area Three.

The District's boundary was amended a second time by Ordinance 26-2, adopted January 13, 2026, effective January 14, 2026. The purpose of this Master Report of the District Engineer is to provide a description and estimated costs of the public improvements and community facilities planned within the 2026 Expansion Area.

3.0 THE DEVELOPER AND DEVELOPMENT

The property owner EPG Berry Bay Holdings, LLC ("the Developer") will construct the public improvements and community facilities, including minor master improvements (those improvements that benefit all of the units within the District) and subdivision improvements (those that benefit specific units within the District).



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 objectives of the water management and control are:

1. To provide stormwater runoff water quality treatment.
2. To provide stormwater storage and protect the development within 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 and other flow ways to the stormwater ponds.

The District will own and maintain the stormwater management facilities and flow ways. Hillsborough County will own and maintain the storm sewer 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 will be designed in accordance with the Hillsborough County Utilities Department's 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. Sewer and wastewater management will include gravity collection systems within the subdivision road rights-of-way and/or easements and may include pumping stations and connections to existing public facilities.

Sewer and wastewater management facilities will be 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 will be 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 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 B for the Construction Cost Estimate of the Public Improvements and Community Facilities for the 2026 Expansion Area.

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 the 2026 Expansion Area.

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.

Tonja L. Stewart, P.E.
 Florida License No. 47704



BERRY BAY CDD

Master Report of the District Engineer – 2026 Expansion Area

February 2, 2026

Appendix A VICINITY MAP, LEGAL DESCRIPTION AND SKETCH OF THE AMENDED DISTRICT BOUNDARY, AND LEGAL DESCRIPTION AND SKETCH OF THE 2026 EXPANSION AREA

Description Sketch


(Not A Survey)

DESCRIPTION: BERRY BAY CDD

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, 20, 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);

Continued on Sheet 2.

	Digitally signed by John D. Weigle	JOB #: 160841-2.BBD BB 003	West Florida 213 Hobbs Street Tampa, Florida 33619 Phone: (813) 248-8888 Fax: (813) 248-2266 www.geopointsurvey.com Licensed Business No.: LB 7768 														
	Date: 2025.08.14	DRAWN: DSC DATE: 07/13/2023 CHECKED: JDW															
	15:08:24 -04'00"	Prepared For: Berry Bay Development, LLC															
	John D. Weigle LS5246	Revisions															
	<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>1/10/24</td> <td>Area Calculations Corrected</td> <td>DSC</td> </tr> <tr> <td>8/7/25</td> <td>Add two additional parcels to boundary</td> <td>DSC</td> </tr> <tr> <td>---</td> <td>---</td> <td>---</td> </tr> </tbody> </table>	DATE	DESCRIPTION	DRAWN	11/8/23	Add parcel to boundary	DMM	1/10/24	Area Calculations Corrected	DSC	8/7/25	Add two additional parcels to boundary	DSC	---	---	---	
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FILE PATH: \\GEO02\PROJECTS\BERRY BAY SUBDIVISION\DESCRIPTION SKETCH\CDD BNDY-DS.DWG LAST SAVED BY: DAKOTAC 01 of 08																	

Description Sketch

(Not A Survey)

Continued from Sheet 1.

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 N.89°36'44"E., a distance of 347.11 feet; thence S.00°23'58"E., a distance of 110.00 feet; thence N.89°39'19"E., a distance of 204.86 feet; thence N.00°00'00"E., a distance of 212.60 feet; thence S.89°44'48"W., a distance of 297.46 feet; thence N.00°00'00"E., a distance of 547.75 feet to a point on the South Right-of-Way of Bonita Drive, according to Official Records Instrument # 2021436196, of said Public Records; thence the following three (3) courses along said South Right-of-Way: 1) N.89°44'48"E., a distance of 407.00 feet; 2) S.00°23'58"E., a distance of 19.07 feet; 3) N 89°40'55" E, a distance of 406.84 feet; thence departing said South Right-of-Way line 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 N.00°12'00"W., a distance of 7.02 feet to the South Right-of-Way line of Bonita Drive; thence along said South Right-of-Way line S.89°56'07"E., a distance of 329.79 feet; thence departing said South Right-of-Way line S.00°09'33"E., a distance of 267.00 feet; thence S.89°56'07"E., a distance of 150.00 feet to the South Right-of-Way of said Bonita Drive; thence along said South Right-of-Way 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; thence S.89°56'05"E., a distance of 29.09 feet; thence S.00°07'30"E., a distance of 1285.71 feet to the North boundary of said BERRY BAY SUBDIVISION VILLAGES E, G, AND L; 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 1322.20 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 526.281 acres, more or less.

Continued on Sheet 3.

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.: LB 7768


GeoPoint
Surveying, Inc.

Description Sketch

(Not A Survey)

Continued on Sheet 3.

LESS & EXCEPT PARCEL 1:

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.

LESS & EXCEPT PARCEL 2: (Taken from Instrument #: 2020360785, Hillsborough County, Florida)

The South 1/2 of the following described property, to wit:

The East 1/2 of the Northeast 1/4 of the SE 1/4 of the SE 1/4 and the East 1/2 of the SE 1/4 of the SE 1/4 of the SE 1/4, all in Section 19, Township 32 South, Range 20 East, Hillsborough County, Florida, being ten acres more or less, LESS the North 40 feet for road right-of-way; LESS that part of captioned property which lies within the property described in Official Records Book 3990, Page 706, of the Public Records of Hillsborough County, Florida.

Together with an easement for ingress and egress purposes over and upon said North 1/2 of the above described property, in favor or an appurtenant to the South 1/2 of the above describe property of ten acres, more or less, which easement shall continue until such time as any part of the aforesaid South 1/2, large enough to permit reasonable ingress and egress, shall become adjacent to a public right-of-way.

Containing 4.847 acres, more or less.

Total containing 506.460 acres, more or less.

See Sheet 1 for Signature & Revisions

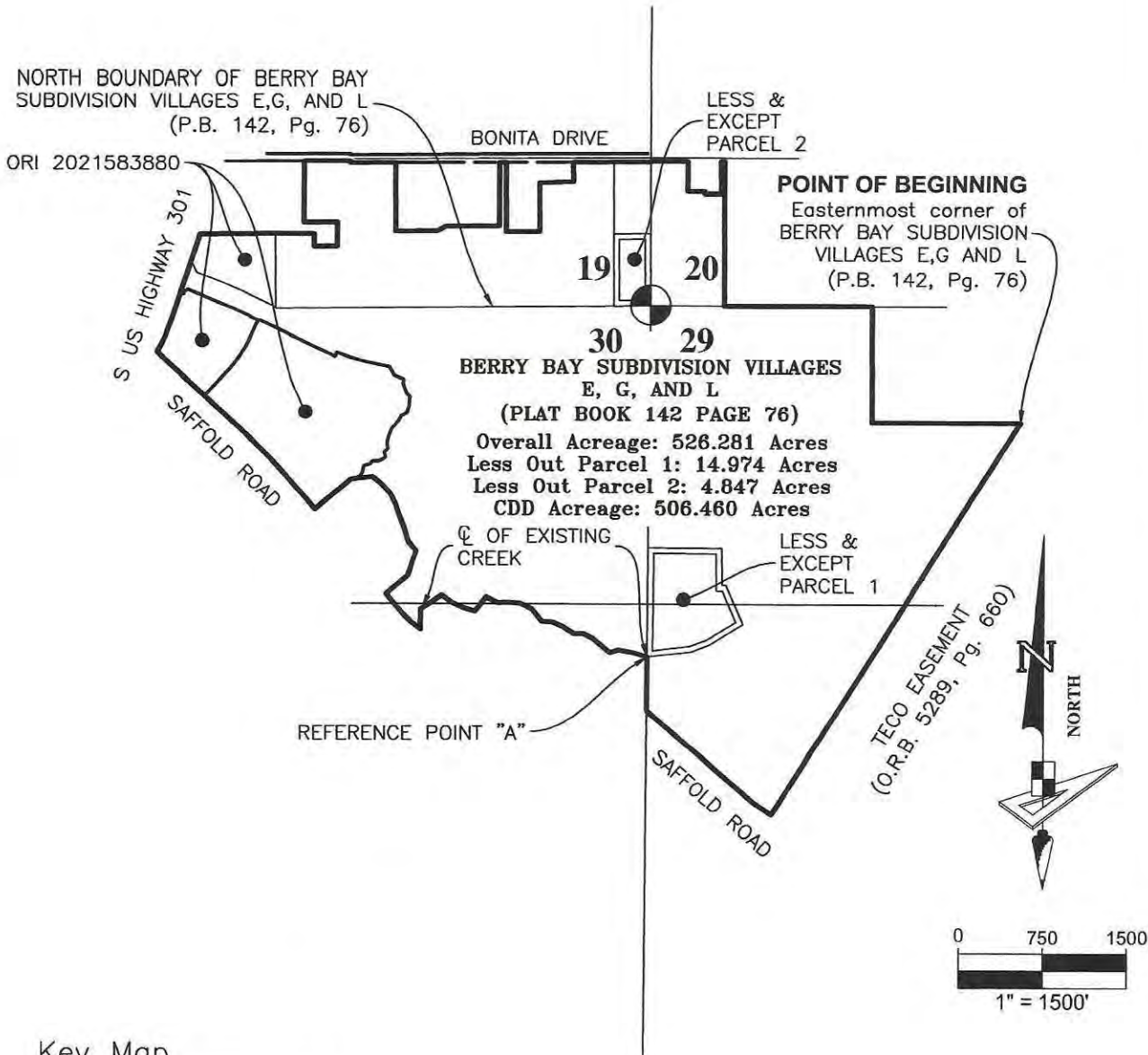
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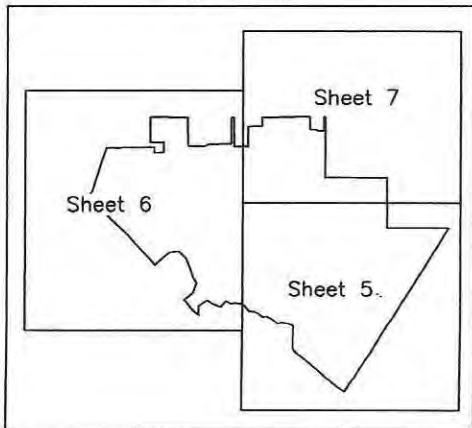
GeoPoint
Surveying, Inc.

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

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Description Sketch

(Not A Survey)

MATCH LINE SEE SHEET 7 OF 8

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

$S00^{\circ}05'40''E$
 1050.69'
 $S89^{\circ}56'45''E$
 1325.96'
POINT OF BEGINNING
 Easternmost corner of
 BERRY BAY SUBDIVISION
 VILLAGES E, G AND L
 (P.B. 142, Pg. 76)

MATCH LINE SEE SHEET 6 OF 8

$N00^{\circ}19'20''E$
 498.49'
 SOUTHWEST CORNER
 OF THE NORTHWEST
 1/4 OF SECTION 29

$N00^{\circ}22'44''E$
 469.72'
 C of EXISTING
 CREEK

L13
 L12
 L11
 L10
 L9
 L8
 L7
 L6
 L5
 L4

L3
 L2
 L1
 WEST BOUNDARY
 OF SECTION 29

SECTION 30-32-20
SECTION 29-32-20

SECTION 30-32-20
SECTION 29-32-20

$S89^{\circ}35'23''E$
 658.93'
 LESS &
 EXCEPT
 PARCEL 1

$S00^{\circ}26'55''E$
 329.48'
 $S89^{\circ}38'18''E$
 35.51'

$S23^{\circ}46'27''E$
 376.27'

$S58^{\circ}52'30''W$
 353.16'

$S69^{\circ}26'38''W$
 169.65'

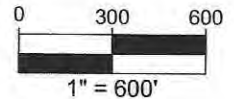
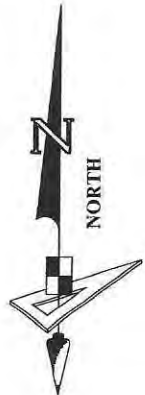
$S83^{\circ}08'26''W$
 396.27'
 REFERENCE POINT "A"

$N49^{\circ}03'15''W$
 1261.99'

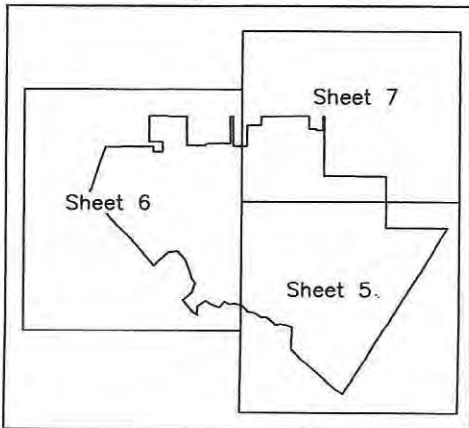
SAFFOLD ROAD
 (P.B. 142, Pg. 76)

$N55^{\circ}47'49''W$
 197.84'

$S32^{\circ}10'01''W$
 4154.11'
 WESTERN LINE OF O.R.B. 5289, PG. 660 TECO



Key Map



LEGEND

- O.R.B. --- Official Records Book
- P.B. --- Plat Book
- Pg.(s) --- Page(s)
- Less Out Parcel Boundary

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

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GeoPoint
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Description Sketch

(Not A Survey)

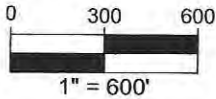
POINT 660.00' SOUTH AND PARALLEL WITH NORTH BOUNDARY OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19

NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19

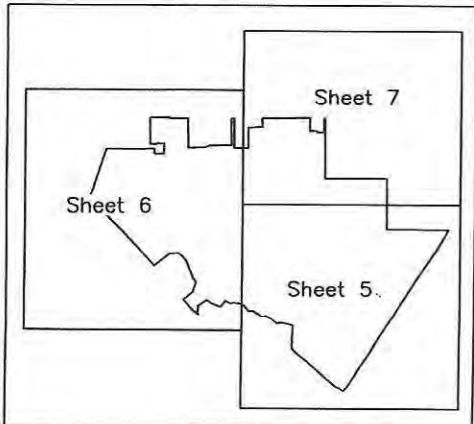
WESTERLY EXTENSION OF THE NORTH LINE OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19

East R/W of US HIGHWAY 301 STATE ROAD 43 STATE ROAD DEPARTMENT 10010-2504

$R=1433.59'$
 $L=312.66'$
 $\Delta=012'29'46''$
 $CB=N23'51'47''E$
 $C=312.04'$



Key Map



$R=8134.68'$
 $L=990.29'$
 $\Delta=006'58'30''$
 $CB=N43'54'03''W$
 $C=989.68'$

$N40'24'48''W$
 $194.94'$
 C OF EXISTING CREEK

$N49'35'12''E$
 $254.78'$

$N40'24'48''W$
 $219.00'$

NORTH R/W OF SAFFOLD ROAD

$N89'37'18''E$
 $672.80'$
 ORI 2021583880

$N47'23'18''W$
 $821.43'$
 SAFFOLD ROAD RIGHT-OF-WAY

NORTH R/W OF SAFFOLD ROAD

ORI 2021583880

EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19
 SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF SECTION 19

NORTH BOUNDARY OF BERRY BAY SUBDIVISION VILLAGES E, G, AND L (P.B. 142, Pg. 76)

SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 19

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

$N46'55'35''W$
 $108.70'$
 $N43'51'27''W$
 $108.20'$

$N26'15'44''W$
 $111.38'$
 $N22'41'16''W$
 $113.38'$

$N42'21'34''W$
 $108.06'$

$N49'35'12''E$
 $254.78'$

$N40'24'48''W$
 $219.00'$

NORTH R/W OF SAFFOLD ROAD

LEGEND

- 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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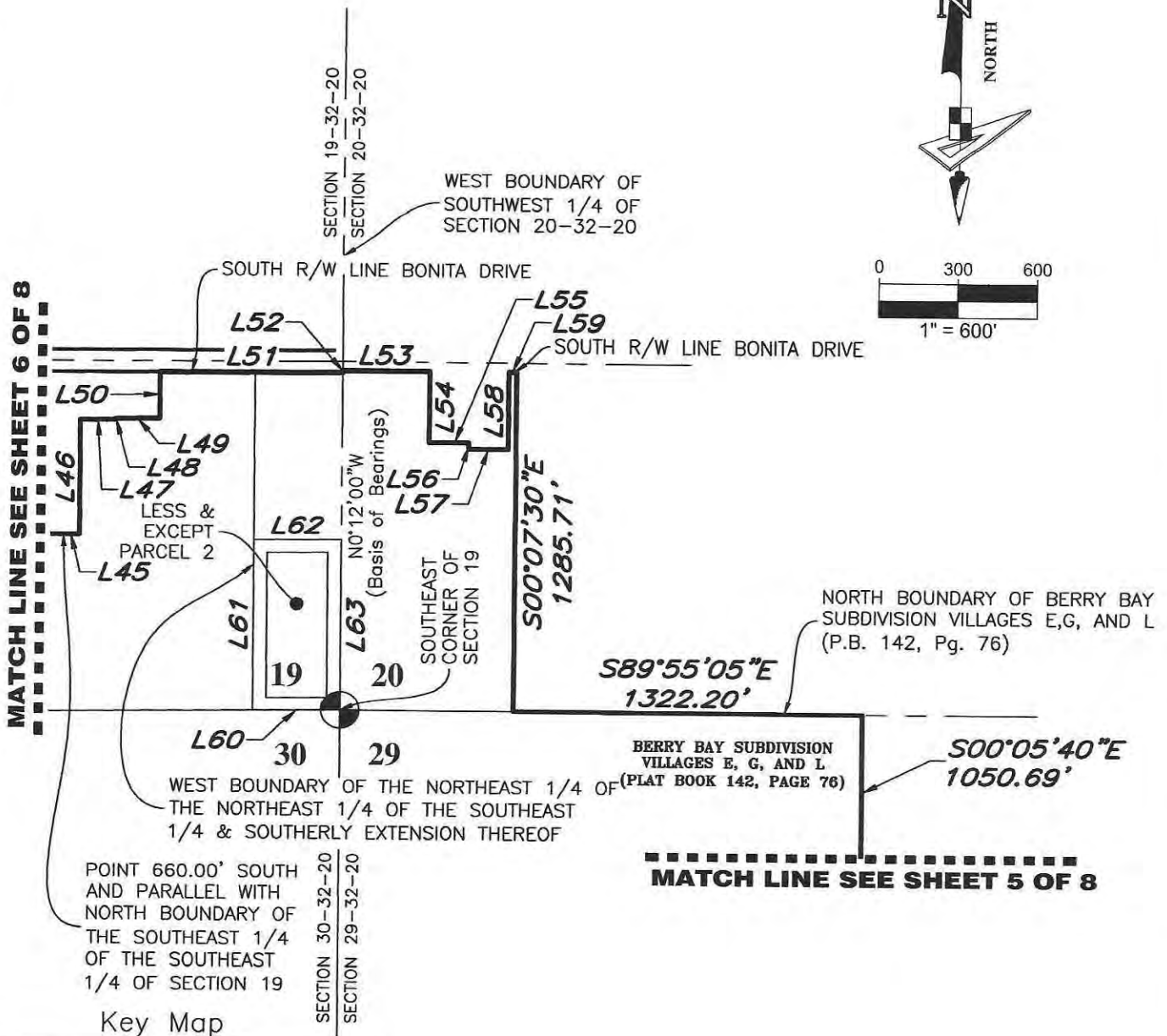
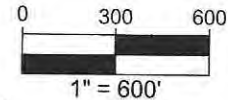
GeoPoint
 Surveying, Inc.

MATCH LINE SEE SHEET 7 OF 8

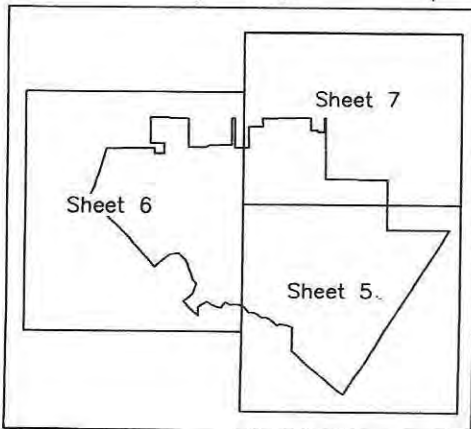
MATCH LINE SEE SHEET 5 OF 8

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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Description Sketch

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Line Data Table		
No.	Bearing	Length
L1	N00°22'43"E	485.09'
L2	N71°49'58"W	111.12'
L3	N79°21'50"W	154.07'
L4	S72°16'36"W	79.75'
L5	N48°28'53"W	100.66'
L6	N51°16'33"W	99.97'
L7	N64°24'08"W	92.10'
L8	S89°07'11"W	87.67'
L9	N56°04'50"W	109.62'
L10	N65°15'10"W	103.68'
L11	N87°23'56"W	96.93'
L12	N40°50'03"W	149.63'
L13	N65°11'31"W	109.43'
L14	N84°41'38"W	101.73'
L15	S87°13'30"W	100.15'
L16	N63°17'24"W	111.58'
L17	S38°55'28"W	160.48'
L18	N73°11'24"W	104.26'
L19	N66°39'45"W	108.59'
L20	N56°04'33"W	118.40'
L21	S57°25'23"W	114.36'
L22	S56°58'16"W	107.26'
L23	S00°22'43"W	174.00'
L24	N19°00'36"E	230.00'
L25	N16°25'27"W	118.21'

Line Data Table		
No.	Bearing	Length
L26	N18°00'39"W	116.82'
L27	S82°51'08"W	196.89'
L28	S49°35'09"W	420.00'
L29	N89°36'44"E	347.11'
L30	S00°23'58"E	110.00'
L31	N89°39'19"E	204.86'
L32	N00°00'00"E	212.60'
L33	S89°44'48"W	297.46'
L34	N00°00'00"E	547.75'
L35	N89°44'48"E	407.00'
L36	S00°23'58"E	19.07'
L37	N89°40'55"E	406.84'
L38	S00°18'37"E	609.95'
L39	N89°43'38"E	373.11'
L40	N59°20'55"E	87.13'
L41	N89°40'35"E	477.22'
L42	N00°13'33"W	565.79'
L43	N89°42'25"E	60.00'
L44	S00°15'50"E	620.11'
L45	N89°42'33"E	300.33'
L46	N00°12'23"W	440.22'
L47	N89°25'38"E	135.00'
L48	N00°09'28"W	4.11'
L49	N89°41'11"E	165.33'
L50	N00°17'50"W	174.92'

Line Data Table		
No.	Bearing	Length
L51	N89°42'33"E	691.04'
L52	N00°12'00"W	7.02'
L53	S89°56'07"E	329.79'
L54	S00°09'33"E	267.00'
L55	S89°56'07"E	150.00'
L56	S00°09'33"E	23.40'
L57	S89°56'07"E	150.00'
L58	N00°09'33"W	290.40'
L59	S89°56'05"E	29.09'
L60	N89°25'38"E	330.12'
L61	S00°12'59"E	639.83'
L62	S89°33'38"W	330.28'
L63	N00°12'04"W	639.06'

Curve Data Table					
No.	Radius	Arc	Δ	Bearing	Chord
C1	637.11'	218.98'	19°41'34"	N50°13'31"W	217.90'

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

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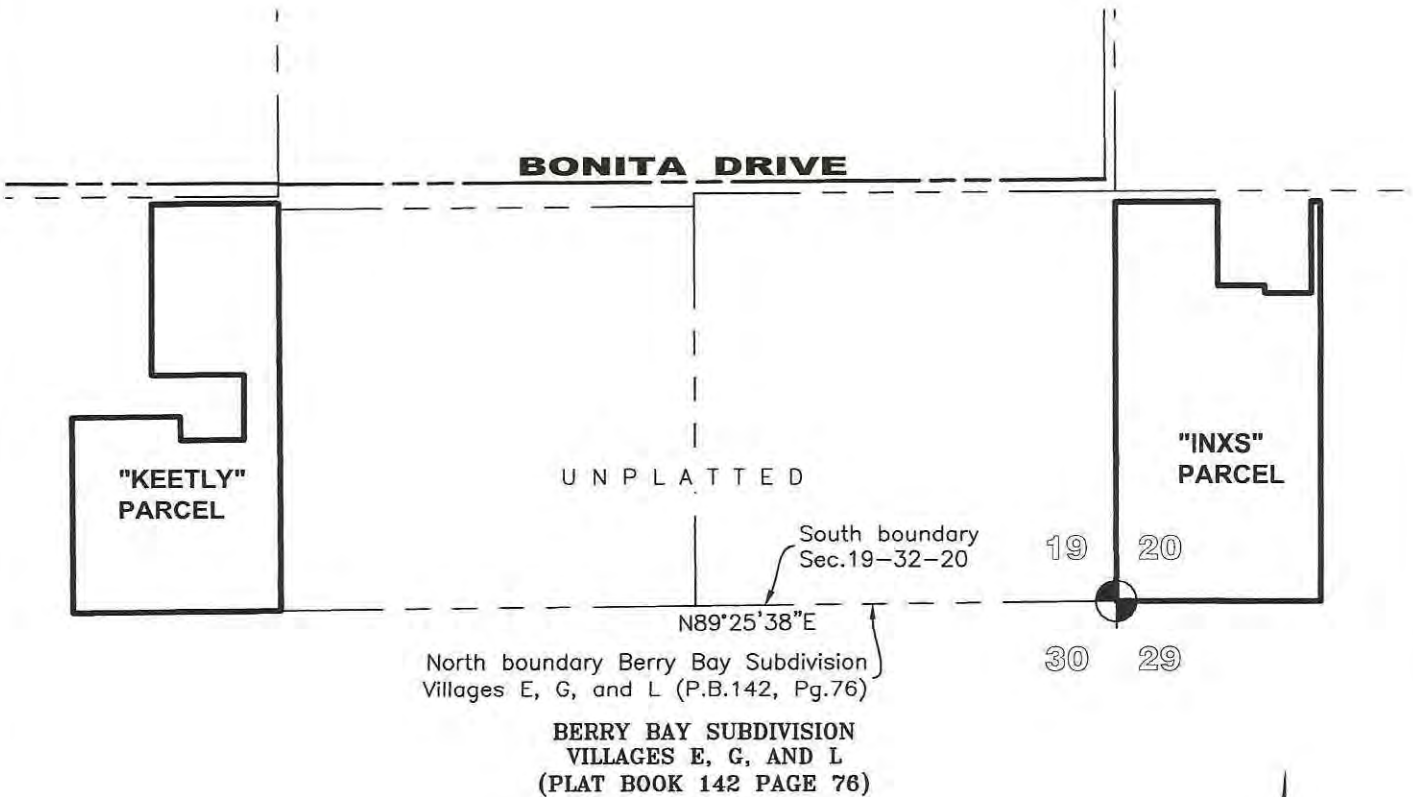


GeoPoint

Surveying, Inc.

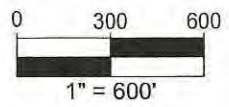
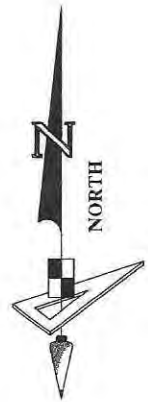
Description Sketch

(Not A Survey)



NOTES:

- 1.) Bearings shown hereon are based on the North boundary of Berry Bay Subdivision Villages E, G, and L, having a Grid bearing of N.89°25'38"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.



Digitally signed by John D. Weigle
 Date: 2025.09.17 14:25:02 -04'00'



John D. Weigle **LS5246**

JOB #: Berry Bay Project CDD DS


DRAWN: DMM **DATE:** 09/08/2025 **CHECKED:** BC

Prepared For: Berry Bay Development, LLC

Revisions

DATE	DESCRIPTION	DRAWN
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SHEET: 01 of 03

FILE PATH: P:\BERRY BAY SUBDIVISION\DESCRIPTION SKETCH\CDD BNDY EXPANSION-DS.DWG LAST SAVED BY: DAVIDM

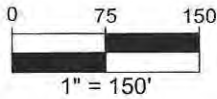
Description Sketch

BONITA DRIVE (66' R/W)

N89°44'48"E 407.00'

South R/W Bonita Drive
(O.R.3507, Pg.826)

South R/W Bonita Dr.
(O.R. Inst.#2021436196)



N00°00'00"E 547.75'

SW 1/4 19-32-20

*S89°44'48"W
297.46'*

*N00°00'00"E
212.60'*

*347.18'
N89°36'45"E*

*S00°23'58"E
77.21'*

*204.86'
N89°39'19"E*

East bndy of the SW 1/4 of Sec.19-32-20

S00°23'58"E 1310.68'

N00°26'10"W 627.92'

East bndy of the SW 1/4 of the
SW 1/4 of Sec.19-32-20

**Berry Bay
"Keetly" Parcel**
(Area = 14.741 acres±)

**POINT OF
BEGINNING**

SE Corner of the SW 1/4
of the SW 1/4 of
Sec.19-32-20

SE Corner of the SW 1/4
of Sec.19-32-20

Sec.19-32-20

666.48'

Sec.30-32-20

S89°37'02"W

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

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

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

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

BEGINNING at the Southeast corner of said
Southwest 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°37'02"W., a distance of 666.48 feet
to the Southeast Corner of the Southwest 1/4 of
the Southwest 1/4 of said Section 19, thence
along the East boundary thereof, N.00°26'10"W.,
a distance of 627.92 feet; thence N.89°36'45"E.,
a distance of 347.18 feet; thence S.00°23'58"E.,
a distance of 77.21 feet; thence N.89°39'19"E.,
a distance of 204.86 feet; thence N.00°00'00"E.,
a distance of 212.60 feet; thence S.89°44'48"W.,
a distance of 297.46 feet; thence N.00°00'00"E.,
a distance of 547.75 feet to the South Right of
Way of Bonita Drive, according to Official
Records 3507, Page 826, of said Public
Records, thence along said South Right of Way
N.89°44'48"E., a distance of 407.00 feet to a
point on the East boundary of said Southwest 1/4
of Section 19, thence along said East boundary,
S.00°23'58"E., a distance of 1310.68 feet to the
POINT OF BEGINNING.

Containing 14.741 acres, more or less.

LEGEND

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

(Not A Survey)

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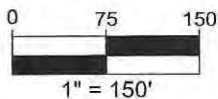
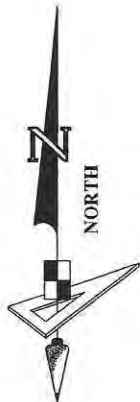
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SHEET: 02 of 03

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

L4

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	S89°56'07"E	150.00'
L2	S00°09'33"E	23.40'
L3	S89°56'07"E	150.00'
L4	S89°56'05"E	29.09'

LEGEND

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

(Not A Survey)

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SHEET: 03 of 03

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

30

29

N89°55'12"W 657.20' Sec.29-32-20

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

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



BERRY BAY CDD

Master Report of the District Engineer – 2026 Expansion Area

February 2, 2026

Appendix B CONSTRUCTION COST ESTIMATE OF THE PUBLIC IMPROVEMENTS AND COMMUNITY FACILITIES OF THE 2026 EXPANSION AREA

BERRY BAY EXPANSION
Community Development District
Proposed Infrastructure Costs and Timeline

<u>Description</u>	<u>Estimated Cost</u>
Master Roads	\$ 100,000
Subdivision Roads	\$ 350,000
Pond Excavation and Stormwater Management	\$ 750,000
Sewer and Wastewater Management*	\$ 736,000
Potable Water	\$ 175,000
Power Infrastructure	\$ 75,000
Hardscapes, Landcape Buffers	\$ 136,000
Amenities, Entries	\$ -
Environmental	\$ 25,000
Professional and Permit Fees	\$ 350,000
TOTAL	\$ 2,697,000

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

MASTER ASSESSMENT METHODOLOGY REPORT 2026 EXPANSION AREA

Report Date:

FEBRUARY 28, 2026

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I. INTRODUCTION

This Master Assessment Methodology Report – 2026 Expansion Area (the “2026 Expansion Report”) details the basis of the benefit allocation and assessment methodology to support the financing plan to complete the expansion of the Berry Bay Community Development District (the “District”). The private assessable lands (“Assessable Property”) benefiting from the public infrastructure are generally described within Exhibit B of this 2026 Expansion Report and further described within the Master Report of the District Engineer - 2026 Expansion Area dated February 2, 2026 (the “Engineer’s Report”).

The objective of this 2026 Expansion Report is to:

1. Identify the District’s capital improvement program (“CIP”) for the project to be financed, related to the expansion area, constructed and/or acquired by the District; and
2. Determine a fair and equitable method of spreading the associated costs to the benefiting Assessable Properties within the District pre- and post-development completion; and
3. Provide a basis for the placement of a lien on the Assessable Properties within the District benefiting from the CIP, as outlined by the Engineer’s Report.

The basis of the benefit received by Assessable Properties relates directly to the proposed CIP. It is the District’s CIP that will create the public infrastructure that enables Assessable Properties within the District to be developed and improved under current allowable densities. The CIP encompasses off-site improvements, stormwater management, utilities (including water and sewer), roadways, landscaping, and hardscaping. The Engineers’ Report identified estimated costs to complete the CIP, inclusive of associated “soft costs” such as legal/engineering services, with contingencies to account for fluctuations in commodity and service markets. This report will further address additional financing costs associated with funding the CIP. Without the required improvements in the CIP, the development of the Assessable Properties could not be undertaken within the current development standards. The main objective of this Expansion Report is to establish a basis on which to quantify and allocate the special benefit provided by the CIP proportionally to the Assessable Property within the District. A detailed allocation methodology and finance plan will be utilized to equitably distribute CIP costs upon the Assessable Properties within the District based on the level of proportional benefit received.

This 2026 Expansion Report outlines the assignment of benefits, assessment methodology, and financing structure for bonds to be issued by the District. As a result of applying the methodology, the maximum long-term assessment associated with the current CIP is identified. The District will issue Special Assessment Bonds (the “Bonds”), in one or more series consisting of various amounts of principal debt and maturities to finance the construction and/or acquisition of all or a portion of the CIP.

It is anticipated that the methodology consultant will prepare individual supplemental reports applying the allocation methodology contained herein for the imposition and collection of long-term special assessments on a first-platted, first-



assigned basis for repayment of a specific series of Bonds. The methodology consultant may distribute supplemental reports in connection with updates and/or revisions to the finance plan. Such supplemental reports will be created to stipulate amended terms, interest rates, developer contributions (if any), and issuance costs. They will detail the resulting changes in the level of funding allocated to the various trust accounts and subaccounts.

The Bonds will be repaid from and secured by non-ad valorem assessments levied on those Assessable Properties benefiting from the public improvements within the District. Non-ad valorem assessments will be levied each year to provide the funding necessary to pay debt service on the Bonds and to fund operations and maintenance costs related to the capital improvements maintained by the District.

In summary, this 2026 Expansion Report will determine the benefit, apportionment, and financing structure for the Bonds to be issued by the District per 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.

II. DEFINED TERMS

“Assessable Property:” – All property within the 2026 Expansion Area of the District that receives a special benefit from the CIP.

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

“Developer” – EPG Berry Bay Holdings, LLC

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

“District” – Berry Bay Community Development District, 506.46+/- gross acres with a Development Plan for 1,193 Units.

“Engineer’s Report” – *Master Report of the District Engineer - 2026 Expansion Area* for Berry Bay Community Development District, February 2, 2026.

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

“Expansion Area” – Berry Bay Community Development District Expansion Area containing 32.24 gross acres with the Development Plan for an additional 50 Units.

“Maximum Assessments” – The maximum amount of special assessments and liens to be levied against benefiting assessable properties.

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

“Product Type” – Classification assigned by the District Engineer to dissimilar lot products for the development of vertical construction. Determined in part due to differentiated sizes, setbacks, and other factors.

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

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

III. DISTRICT OVERVIEW

After the expansion The District area will encompass 506.46 +/- acres and is located in Hillsborough County, Florida, within Sections 19, 20, 29, and 30, Township 32 South, and Range 20 East, southeast of Sun City Center, east of US Highway 301, and south of Bonta Drive. 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 1,193 single-family lots. The public improvements described in the Engineer’s Report include off-site improvements, stormwater management, utilities (water and sewer), roadways, landscape/hardscape, irrigation, and amenities.

IV. PROPOSED IMPROVEMENTS

The District and Developer are undertaking the responsibility of providing the public infrastructure necessary to develop the District’s CIP within the expansion area. As designed, the CIP is an integrated system of facilities. Each infrastructure facility operates as a system to provide special benefits to District lands. In other words, all benefiting landowners of Assessable Properties within the District benefit equally from the first few feet of infrastructure as they do from the last few feet. The CIP costs within Table 1 of this expansion report reflect costs as further detailed within the Engineer’s Report; these costs are exclusive of any financing-related costs.

V. 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 that specifically benefit 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 District’s CIP contains a “system of improvements” including the funding, construction, and/or acquisition of off-site improvements, stormwater, utilities (water and sewer), roadways, and landscape/hardscape; all of which are considered to be for an approved and assessable purpose (F.S. 170.01) which satisfies the first requirement for a valid special assessment, as described above. Additionally, the improvements will result in all Assessable Property within the District 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 Assessable Property is equal to or exceeds the cost of the assessments levied on the Assessable Property (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 listed in F.S. 170.01. However, the second and third requirements for a valid special assessment require a more analytical examination. As required by F.S. 170.02 and described in the preceding section entitled “Allocation Methodology,” this approach involves identifying and assigning value to specific benefits being conferred upon the various Assessable Properties, while confirming that 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, the added enjoyment of the property, the probability of decreased insurance premiums, and the probability of increased marketability and value of the property.

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 various Assessable Property. These benefits are derived from the acquisition and/or construction of the District’s CIP. The allocation of responsibility for payment of the Bonds has been apportioned according to reasonable estimates of the special benefits provided, consistent with each land use category. Accordingly, no acre or parcel of property within the boundary of the properties will be assessed for the payment of any non-ad valorem special assessment greater than the determined special benefit particular to that parcel of the District.

Property within the District that currently is not, or upon future development, will not be subject to the special assessments, including publicly owned (State/County/City/CDD) tax-exempt parcels such as lift stations, road rights-of-way, waterway management systems, common areas, and certain lands/amenities owned by HOA(s). To the extent it is later determined that a property no longer qualifies for an exemption, assessments will be apportioned and levied based on an EAU factor proportionate to acreage density as demonstrated in other use EAU assignments.

VI. ALLOCATION METHODOLOGY

The CIP benefits all assessable properties within the expansion area of the District in proportion to their value. The level of relative benefit can be compared by using defining “equivalent” units of measurement for each product type, allowing for comparisons between dissimilar development product types. This is accomplished through determining an estimate of the relationship between the product types, based on a relative benefit received by each product type from the CIP. The use of Equivalent Assessment Unit (EAU) methodologies is well established as a fair and reasonable proxy for estimating the benefit received by privately benefiting properties. One (1) EAU has been assigned to the 40' residential use product type as a baseline, with a proportional increase relative to other planned residential product types and sizes. Table 2 outlines EAU assignments for residential product types under the current Development Plan. 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 benefits received from infrastructure improvements relative to the benefiting Assessable Property by use and size, in comparison to other Assessable Properties within the District.

According to F.S. 170.02, the methodology by which special assessments are allocated to specifically 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 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 Maximum Assessments associated with the CIP are demonstrated in Tables 3 through 6. 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 any series of Bonds.

VII. ASSIGNMENT OF MAXIMUM ASSESSMENTS

This section outlines the process for assigning special assessments and establishes a lien on land within the District. Regarding the Assessable Property, liens will be assessed on a gross acreage basis until such time as the developable acreage is platted. The platted parcels will then be reviewed for their intended 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 helpful 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 occurs when the infrastructure program is financed before any development. In the undeveloped state, all of the lands within the District receive benefits from the CIP, and all of the assessable land within the District would be assessed to repay any bonds. While the land is “undeveloped,” special assessments will be assigned on an equal acre basis across all of 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 “ongoing development”. At this point, if it has not already been done, 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 a Maximum Assessment according to its Product Type classification as outlined in Table 6. It is not contemplated that any unassigned debt would remain once all of the lots associated with the improvements are platted and fully developed; if such a condition was to occur, the true-up provisions within this Report would be applicable.

The third condition is the “completed development state.” In this condition, the entire Development Plan for the District has been platted and the total par value of the Bonds has been assigned as specific assessments to each of the platted lots within the District.

VIII. FINANCING INFORMATION

The District intends to finance only a portion of the CIP through the issuance of the Bonds; however, this report assumes the financing of 100% of the improvements to identify the full benefit and potential. As the Bonds will be issued in one or more series, the Bonds will be sized at an amount rounded to the nearest \$5,000 and will include items such as debt service reserves, underwriter’s discount, issuance costs, and rounding.

For purposes of this Expansion Report, conservative allowances have been made for a debt service reserve, underwriter’s discount, issuance costs, rounding, and collection costs as shown in Table 5. The methodology consultant will issue supplemental reports that outline the provisions specific to each bond issue, applying the assessment methodology contained herein. The supplemental report(s) will detail the negotiated terms, interest rates, and costs associated with each series of Bonds representing the market rate at that point in time. The supplemental reports will outline any Developer contributions towards the completion of the CIP, applied to prepay any assessments on one or more assessable properties within the District. The supplemental report(s) will also detail the level of funding allocated to the construction/acquisition account, the debt service reserve account, the underwriter’s discount, issuance, and collection costs. Additionally, the supplemental report(s) will apply the principles outlined in the Master Report to determine the specific assessments required to repay the Bonds.

IX. TRUE-UP MODIFICATION

During the construction period of the development phases, it is possible that the number of residential units built may change, thereby necessitating a modification to the per-unit allocation of the assessment principal. 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, developable land within the District is never allowed to exceed its ceiling debt per acre. The ceiling level of debt per acre is calculated as the total amount of debt for each Bond issue divided by the number of developable acres encumbered by those Bonds. Thus, every time the test is applied, the debt encumbering the remaining unplatted developable acres must remain equal to, or lower than, the ceiling level of debt per acre as established by Exhibit A.

True-up tests shall be performed upon the acceptance of each recorded plat submitted to subdivide developed lands within the District. If upon the completion of any true-up analyses, it is found that the debt per gross acre exceeds the established maximum ceiling debt per acre, or there is not sufficient development potential in the remaining acreage in the District to produce the densities required to service Bond debt adequately, the District would require the immediate



remittance of a density reduction payment, plus accrued interest as applicable in an amount sufficient to reduce the remaining debt per acre to the ceiling amount per acre, thus allow the remaining gross acreage to service bond debt upon planned development adequately. The final test shall be applied at the platting of 100% of the development units within each phase of the District. Should additional coverage be identified at or before the final true-up as a result of changes in the development plan, the District will reserve the right to either use the excess to issue more debt or pay down the existing principal amounts within outstanding Bonds proportionally.

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

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.

X. ADDITIONAL STIPULATIONS

The District retained Inframark to prepare a methodology to fairly allocate the special assessments related to the District's CIP. Certain financing, development, and engineering data were provided by members of the District Staff and/or the Developer. The allocation Methodology described herein was based on information provided by those professionals. Inframark makes no representations regarding these information transactions beyond restating 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 EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT			
INFRASTRUCTURE CIP COST SUMMARY			
DESCRIPTION	CURRENT DISTRICT	EXPANSION PARCEL	TOTAL
Master Roads	\$ -	\$ 100,000.00	\$ 100,000.00
Collector Roads	\$ 500,000.00	\$ -	\$ 500,000.00
Subdivision Roads	\$ 9,304,000.00	\$ 350,000.00	\$ 9,654,000.00
Pond Excavation and Stormwater Management	\$ 14,564,800.00	\$ 750,000.00	\$ 15,314,800.00
Sewer and Wastewater Management	\$ 2,170,000.00	\$ 736,000.00	\$ 2,906,000.00
Potable Water	\$ 814,000.00	\$ 175,000.00	\$ 989,000.00
Utilities	\$ 4,497,600.00	\$ -	\$ 4,497,600.00
Power Infrastructure	\$ 100,000.00	\$ 75,000.00	\$ 175,000.00
Hardscapes, Landcape Buffers,Irrigation	\$ 250,000.00	\$ 136,000.00	\$ 386,000.00
Amenities, Entries	\$ 1,124,400.00	\$ -	\$ 1,124,400.00
Environmental	\$ -	\$ -	\$ -
Offsites	\$ 11,244,000.00	\$ 25,000.00	\$ 11,269,000.00
Professional and Permit Fees	\$ 150,000.00	\$ 350,000.00	\$ 500,000.00
Total	\$ 44,718,800.00	\$ 2,697,000.00	\$ 47,415,800.00

TABLE 2

BERRY BAY EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT CDD ASSESSMENT ANALYSIS					
PROJECT STATISTICS - EAU ASSIGNMENTS					
PRODUCT	CURRENT DISTRICT	EXPANSION PARCEL	TOTAL UNITS	PER UNIT	TOTAL EAUS
Single Family 40'	334	0	334	1.00	334.00
Single Family 50'	553	50	603	1.25	753.75
Single Family 60'	256	0	256	1.50	384.00
Total	1,143	50	1,193		1,471.75

Notations:
 (1) Product Type
 (2) Equivalent Assessment Unit



TABLE 3

DEVELOPMENT PROGRAM COST/CIP NET BENEFIT ANALYSIS	
Infrastructure CIP Costs	\$47,415,800
EAUS	1471.75
Total CIP Cost/ Benefit Per EAU	\$32,217

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

TABLE 4

SECOND EXPANSION AREA DEVELOPMENT PROGRAM *NET* COST/BENEFIT ANALYSIS					
PRODUCT TYPE	EAU FACTOR	PRODUCT COUNT	EAUs	NET BENEFIT	
				PER PRODUCT TYPE	PER PRODUCT UNIT
Single Family 50'	1.25	50	63	\$2,013,581	\$40,272
Total		50	62.50	\$2,013,581	

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

TABLE 5

BERRY BAY EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT		
FINANCING ASSUMPTIONS - SPECIAL ASSESSMENT BONDS		
Coupon Rate ⁽¹⁾		8.00%
Term (Years)		36
Principal Amortization Installments		30
 <u>SOURCES:</u>		
	Par Amount:	\$3,435,000
 <u>USES:</u>		
Construction Fund		\$2,013,581
Capitalized Interest (Months) ⁽²⁾	36	\$824,400
Debt Service Reserve Fund	100%	\$305,122
Underwriter's Discount	2.00%	\$68,700
Rounding		\$3,197
Cost of Issuance		\$220,000
		<hr/> \$3,435,000
 <u>ANNUAL ASSESSMENT</u>		
Annual Debt Service (Principal plus Interest)		\$305,122
Collection Costs and Discounts @	6.00%	\$19,476
 TOTAL ANNUAL ASSESSMENT		 \$324,598
 Notations:		
⁽¹⁾ Based on conservative interest rate, subject to change based on market conditions.		
⁽²⁾ Based on maximum capitalized interest, 36 months.		

TABLE 6

BERRY BAY EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT								
ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT 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	62.50	100.00%	50	\$3,435,000	\$305,122	\$68,700	\$6,102
Totals		62.50	100%	50.00	\$3,435,000	\$305,122		

⁽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. 24 month Maximum Capitalized Interest Period.
⁽²⁾ Includes principal, interest includes discounts less collection fees

EXHIBIT A

The maximum par amount of Bonds that may be borrowed by the District to pay for the public capital infrastructure improvements is \$3,435,000.00 payable in 30 annual installments of principal of \$9,464.09 per gross acre. The maximum par debt is \$106,544.67 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 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 PLAT			
TOTAL ASSESSMENT:	\$3,435,000.00		
ANNUAL ASSESSMENT:	\$305,122.23	- (30 Installments)	
TOTAL GROSS ASSESSABLE ACRES +/-:	32.24		
TOTAL ASSESSMENT PER ASSESSABLE GROSS ACRE:	\$106,544.67		
ANNUAL ASSESSMENT PER GROSS ASSESSABLE ACRE:	\$9,464.09	(30 Installments)	
		PER PARCEL ASSESSMENTS	
Landowner Name, Legal Description & Address	Gross Unplatted Assessable Acres	Total PAR Debt	Total Annual
(1) EPG Berry Bay Holdings, LLC 111 South Armenia Avenue, Tampa FL 33609	16.86	\$1,796,343.05	\$159,564.54
(2) Thomas M. & Esta E. Keetley 4935 Bonita Drive, Wimauma FL 33598	15.38	\$1,638,656.95	\$145,557.69
See Exhibit B, Legal Description			
Totals:	32.24	\$3,435,000.00	\$305,122.23
Notation: Assessments shown are net of collection cost			



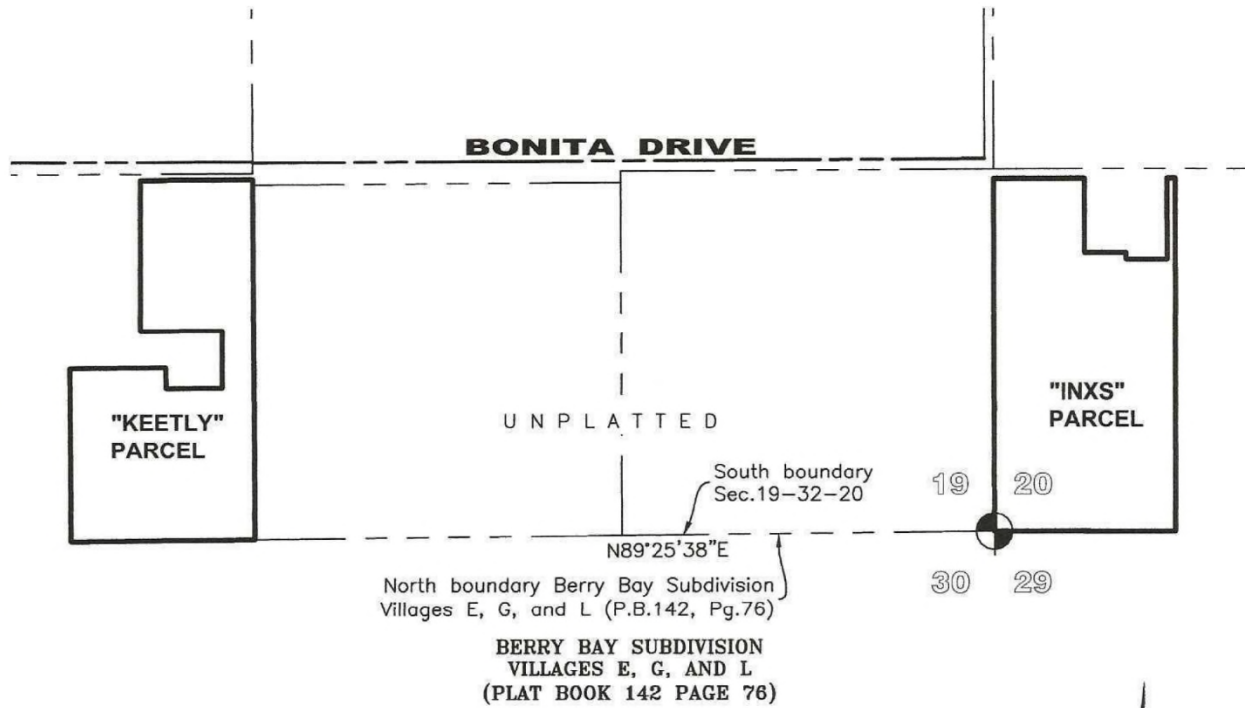
EXHIBIT B

LEGAL DESCRIPTION

BERRY BAY COMMUNITY DEVELOPMENT
DISTRICT

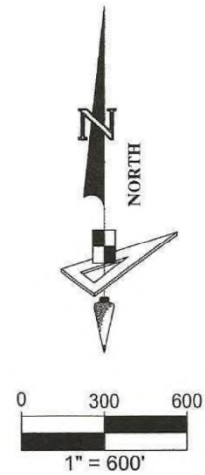
2026 EXPANSION AREA


Description Sketch (Not A Survey)



NOTES:

- 1.) Bearings shown hereon are based on the North boundary of Berry Bay Subdivision Villages E, G, and L, having a Grid bearing of N.89°25'38"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.





Digitally signed by John D. Weigle
 Date: 2025.09.17 14:25:02 -04'00'

John D. Weigle LS5246

JOB #: Berry Bay Project CDD DS		
DRAWN: DMM	DATE: 09/08/2025	CHECKED: BC
Prepared For: Berry Bay Development, LLC		
Revisions		
DATE	DESCRIPTION	DRAWN
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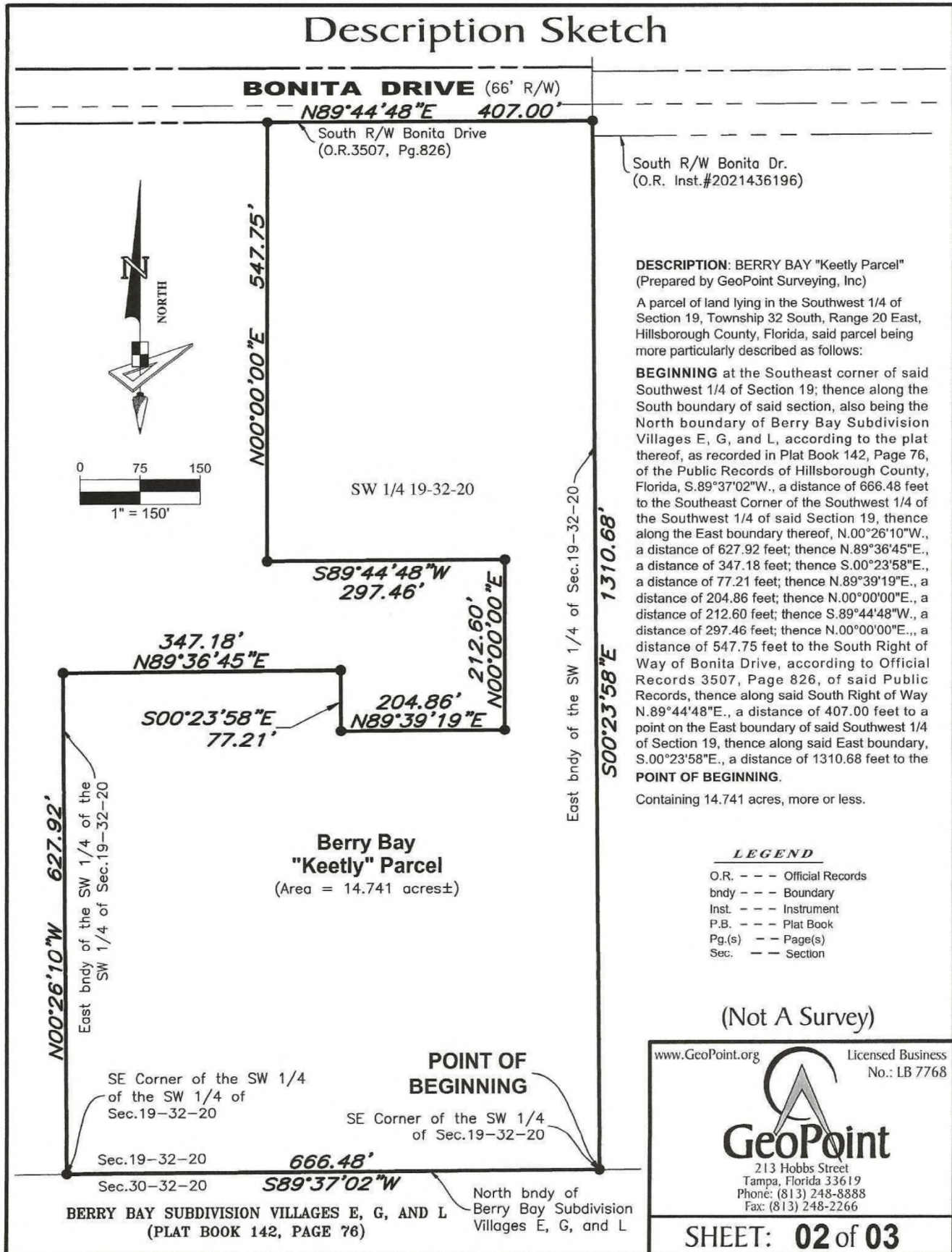
www.GeoPoint.org Licensed Business
 No.: LB 7768

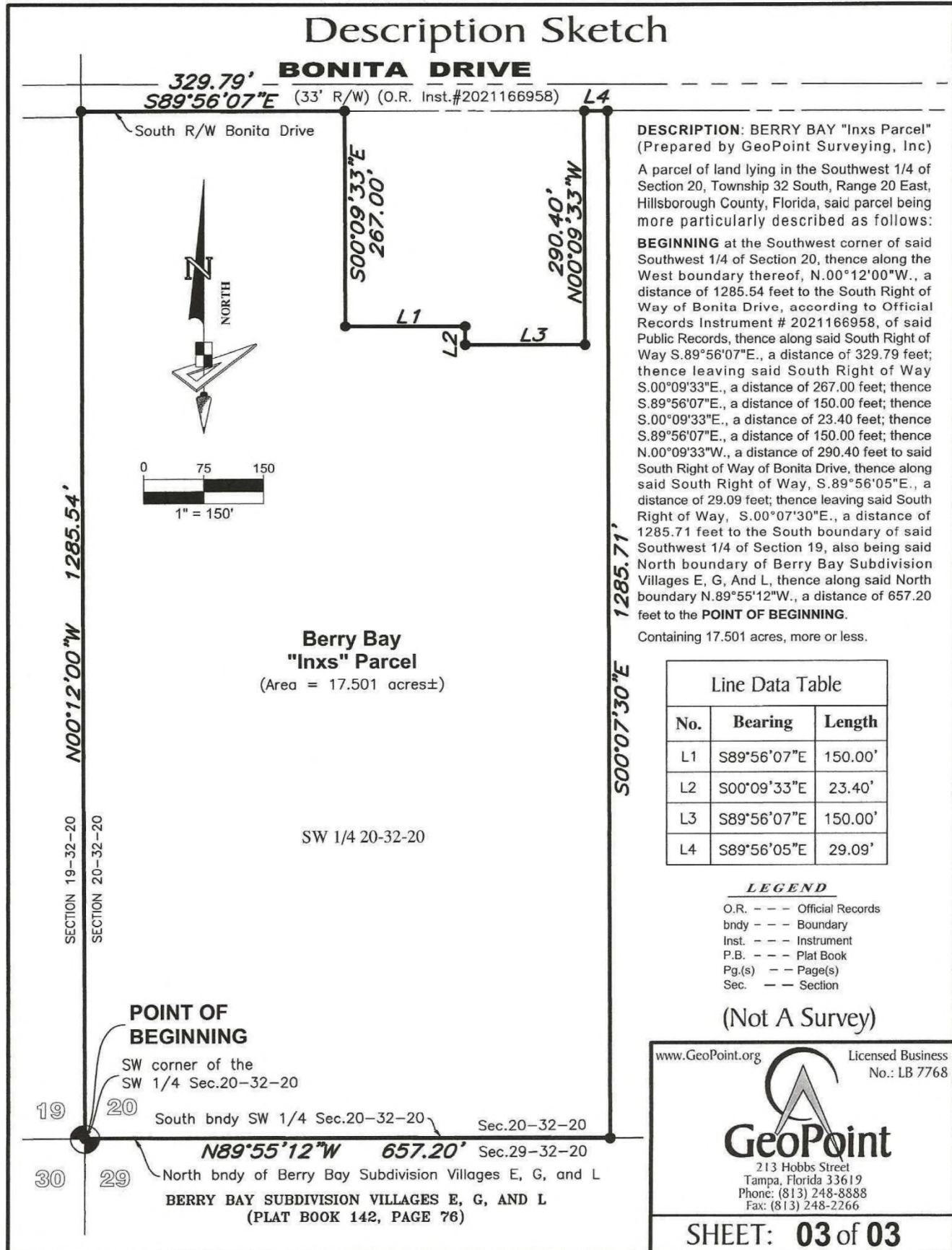


GeoPoint
 213 Hobbs Street
 Tampa, Florida 33619
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 Fax: (813) 248-2266

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RESOLUTION 2026-10

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT AUTHORIZING THE CONSTRUCTION AND ACQUISITION OF CERTAIN CAPITAL PUBLIC IMPROVEMENTS; EQUALIZING, APPROVING, CONFIRMING, AND LEVYING NON-AD VALOREM SPECIAL ASSESSMENTS ON THE PROPERTY SPECIALLY BENEFITED BY SUCH PUBLIC IMPROVEMENTS TO PAY THE COST THEREOF; PROVIDING A METHOD FOR ALLOCATING THE TOTAL ASSESSMENTS AMONG THE BENEFITED PARCELS WITHIN THE DISTRICT; CONFIRMING THE DISTRICT'S INTENTION TO ISSUE ITS SPECIAL ASSESSMENT BONDS; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; PROVIDING FOR SEVERABILITY, CONFLICTS, AND AN EFFECTIVE DATE.

BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT AS FOLLOWS:

SECTION 1. AUTHORITY FOR THIS RESOLUTION. This Resolution is adopted pursuant to Chapters 170, 190, and 197, Florida Statutes.

SECTION 2. FINDINGS. The Board of Supervisors (the "**Board**") of the Berry Bay Community Development District (the "**District**") hereby finds and determines as follows:

(a) The District is a local unit of special purpose government organized and existing under and pursuant to Chapter 190, Florida Statutes, as amended.

(b) The District is authorized under Chapter 190, Florida Statutes, to construct and acquire certain capital public improvements as described in the *Master Report of the District Engineer – 2026 Expansion* dated February 2, 2026 (the "**Project**"), attached hereto as **Exhibit A**.

(c) The District is authorized by Chapters 170 and 190, Florida Statutes, to levy special assessments to pay all or any part of the cost of community development improvements such as the Project and to issue bonds payable from non-ad valorem special assessments as provided in Chapters 170 and 190, Florida Statutes.

(d) It is desirable for the public safety and welfare that the District construct and acquire the Project on certain lands within the District, the nature and location of which are described in Resolution 2026-08 and more specifically described in the plans and specifications on file at the registered office of the District; that the cost of such Project be assessed against the lands specially benefited thereby, and that the District issue its special assessment bonds, in one or more series (the "**Bonds**"), to provide funds for such purpose pending the receipt of such special assessments.

(e) The implementation of the Project, the levying of such special assessments and the sale and issuance of the Bonds serves a proper, essential, and valid public purpose.

(f) In order to provide funds with which to pay the cost of constructing and acquiring a portion of the Project which are to be assessed against the benefited properties pending the collection of such special assessments, it is necessary for the District to issue and sell the Bonds.

(g) By Resolution 2026-08, the Board determined to implement the Project and to defray the cost thereof by levying special assessments on benefited property and expressed an intention to issue the Bonds to provide the funds needed therefor prior to the collection of such special assessments. Resolution 2026-08 was adopted in compliance with the requirements of Section 190.016, Florida Statutes and with the requirements of Section 170.03, Florida Statutes, and prior to the time the same was adopted, the requirements of Section 170.04, Florida Statutes had been complied with.

(h) Resolution 2026-08 was published as required by Section 170.05, Florida Statutes, and a copy of the publisher's affidavit of publication is on file with the Chairman of the Board.

(i) A preliminary assessment roll has been prepared and filed with the Board as required by Section 170.06, Florida Statutes.

(j) As required by Section 170.07, Florida Statutes, upon completion of the preliminary assessment roll, the Board adopted Resolution 2026-09 fixing the time and place of a public hearing at which owners of the property to be assessed and other persons interested therein may appear before the Board and be heard as to (i) the propriety and advisability of implementing the Project, (ii) the cost thereof, (iii) the manner of payment therefor, and (iv) the amount thereof to be assessed against each specially benefited property.

(k) The Board met as an equalization board, conducted such public hearing and heard and considered all comments and complaints as to the matters described in paragraph (j) above, and based thereon, has made such modifications in the preliminary assessment roll as it deems desirable in the making of the final assessment roll.

(l) Having considered revised estimates of the construction costs of the Project, revised estimates of financing costs, and all complaints and evidence presented at such public hearing, the Board finds and determines:

(i) that the estimated costs of the Project, plus financing related costs, capitalized interest, a debt service reserve, and contingency is as specified in the *Master Assessment Methodology Report – 2026 Expansion Area* dated February 28, 2026 (the "**Assessment Report**") attached hereto as **Exhibit B**, and the amount of such costs is reasonable and proper;

(ii) it is reasonable, proper, just and right to assess the cost of such Project against the properties specially benefited thereby using the methods determined by the Board, which results in the special assessments set forth on the final assessment roll;

(iii) it is hereby declared that the Project will constitute a special benefit to all parcels of real property listed on the final assessment roll set forth in the Assessment Report and that the benefit, in the case of each such parcel, will be equal to or in excess of the special assessments thereon; and

(iv) it is desirable that the Assessments be paid and collected as herein provided.

SECTION 3. DEFINITIONS. Capitalized words and phrases used herein but not defined herein shall have the meaning given to them in the Assessment Report. In addition, the following words and phrases shall have the following meanings:

“**Assessable Unit**” means a building lot in the product type or lot size as set forth in the Assessment Report.

"**Debt Assessment**" or "**Debt Assessments**" means the non-ad valorem special assessments imposed to repay the Bonds which are being issued to finance the construction and acquisition of the Project as described in the Assessment Report.

"**Developer**" means **EPG Berry Bay Holdings, LLC**, a Florida limited liability company, and its successors and assigns.

"**Landowner**" means **Thomas M. Keetley and Esta E. Keetley, individually**, and **EPG Berry Bay Holdings, LLC**, a Florida limited liability company and its successors or assigns, collectively.

SECTION 4. AUTHORIZATION OF PROJECT. The Project described in Resolution 2026-08, as more specifically described by the plans and specifications therefor on file in the registered office of the District, is hereby authorized and approved and the proper officers, employees and agents of the District are hereby authorized and directed to take such further action as may be necessary or desirable to cause the same to be constructed or acquired following the issuance of Bonds referred to herein.

SECTION 5. ESTIMATED COST OF PROJECT. The total estimated costs of the Project, and the costs to be paid by the Debt Assessments on all specially benefited property is set forth in the Assessment Report.

SECTION 6. EQUALIZATION, APPROVAL, CONFIRMATION AND LEVY OF ASSESSMENTS. The Debt Assessments on the benefited parcels all as specified in the final assessment roll are hereby equalized, approved, confirmed and levied. Promptly following the adoption of this Resolution, those Assessments shall be recorded by the Secretary of the Board of

the District in a special book, to be known as the "**Improvement Lien Book.**" The Debt Assessment or Debt Assessments against the benefited parcels shown on such final assessment roll and interest and penalties thereon, as hereafter provided, shall be and shall remain a legal, valid and binding first lien on such benefited parcels until paid; such lien shall be coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims).

SECTION 7. FINALIZATION OF DEBT ASSESSMENTS. When the Project has been constructed to the satisfaction of the Board, the Board shall adopt a resolution accepting the same and determining the actual costs to the District thereof, as required by Sections 170.08 and 170.09, Florida Statutes. In the event that the actual costs to the District for the Project is less than the amount assessed therefor, the District shall credit to each Debt Assessment for the Project the proportionate difference between the Debt Assessment as hereby made, approved and confirmed and the actual costs of the Project, as finally determined upon completion thereof. In no event, however, shall the final amount of any such Debt Assessment exceed the amount originally assessed hereunder. In making such credits, no discount shall be granted or credit given for any part of the payee's proportionate share of any actual bond financing costs, such as cost of issuance, capitalized interest, if any, funded reserves or bond discount included in the estimated cost of the Project. Such credits shall be entered in the Improvement Lien Book. Once the final amount of the Debt Assessments for all of the Project has been determined, the term "**Debt Assessment**" shall mean the sum of the actual costs of the Project benefiting the benefited parcels plus financing costs.

SECTION 8. ALLOCATION OF DEBT ASSESSMENTS WITHIN THE BENEFITED PARCELS. Because it is contemplated that the land will be subdivided into lots to be used for the construction of residential units, and that such individual lots will be sold to numerous purchasers, the Board deems it desirable to establish a method for allocating the total Debt Assessment among the various lots that will exist so that the amount so allocated to each lot will constitute an assessment against, and a lien upon, each such lot without further action by the Board.

The Board has been informed by the Developer that each lot of a particular product type as identified in the Assessment Report will be of approximately the same size as each other lot of the same product type. While it would be possible to allocate the Debt Assessments among each lot of a particular product type on the basis of the square footage of each such lot, the Board does not believe that the special benefits afforded by the Project to each lot vary to any material degree due to comparatively minor variations in the square footage of each lot. Instead, the Board believes, and hereby finds, that based upon the Developer's present development plans, each lot of the same product type will be benefited equally by the Project, regardless of minor variations in the square footage of the lots.

If the Developer's plans change and the size of the Assessable Units vary to a degree such that it would be inequitable to levy Debt Assessments in equal amounts against each Assessable Unit of the same product type, then the Board may, by a supplemental resolution, reallocate the Debt Assessments against the Assessable Units on a more equitable basis and in doing so the Board

may ignore minor variations among lots of substantially equal square footage; provided, however, that before adoption of any resolution the Board shall have obtained and filed with the trustee for the Bonds (herein, the “Trustee”): (i) an opinion of counsel acceptable to the District to the effect that the Debt Assessments as reallocated were duly levied in accordance with applicable law, that the Debt Assessments as reallocated, together with the interest and penalties, if any, thereon, will constitute a legal, valid and binding first lien on the Assessable Units as to which such Debt Assessments were reallocated until paid in full, and that such lien is coequal with the lien of all state, county, district and municipal taxes and special assessments, and superior in dignity to all other liens, titles, and claims (except for federal liens, titles, and claims), whether then existing or thereafter created; and (ii) a certificate from the District's methodology consultant together with supporting schedule confirming that the aggregate cash flow from the reallocated Debt Assessments is not less than the aggregate cash flow from the original Assessments.

If the Board reallocates Debt Assessments as provided in the preceding paragraph, a certified copy of the supplemental resolution approving such reallocation shall be filed with the Trustee within 30 days after its adoption and a revised Debt Assessment roll shall be prepared and shall be recorded in the Improvement Lien Book created pursuant hereto.

SECTION 9. PAYMENT OF DEBT ASSESSMENTS. At the end of the capitalized interest period referenced in the Assessment Report (if any), the Debt Assessments for the Bonds shall be payable in substantially equal annual installments of principal and interest over a period of 30 years, in the principal amounts set forth in the documents relating to the Bonds, together with interest at the applicable coupon rate of the Bonds, such interest to be calculated on the basis of a 360 day year consisting of 12 months of thirty days each, plus the District's costs of collection and assumed discounts for Debt Assessments paid in November; provided, however, that any owner of land (unless waived in writing by the owner or any prior owner and the same is recorded in the public records of the county) against which an Debt Assessment has been levied may pay the entire principal balance of such Debt Assessment without interest at any time within thirty days after the Project have been completed and the Board has adopted a resolution accepting the Project as provided by section 170.09, Florida Statutes. Further, after the completion and acceptance of the Project or prior to completion and acceptance to the extent the right to prepay without interest has been previously waived, any owner of land against which an Debt Assessment has been levied may pay the principal balance of such Debt Assessment, in whole or in part at any time, if there is also paid an amount equal to the interest that would otherwise be due on such balance to the earlier of the next succeeding Bond payment date, which is at least 45 days after the date of payment.

SECTION 10. PAYMENT OF BONDS; REFUNDS FOR OVERPAYMENT. Upon payment of all of the principal and interest on the Bonds secured by the Debt Assessments, the Debt Assessments theretofore securing the Bonds shall no longer be levied by the District. If, for any reason, Debt Assessments are overpaid or excess Debt Assessments are collected, or if, after repayment of the Bonds the Trustee makes payment to the District of excess amounts held by it for payment of the Bonds, such overpayment or excess amount or amounts shall be refunded to the person or entity who paid the Debt Assessment.

SECTION 11. PENALTIES, CHARGES, DISCOUNTS, AND COLLECTION PROCEDURES. The Debt Assessments shall be subject to a penalty at a rate of one percent (1%) per month if not paid when due under the provisions of Florida Statutes, Chapter 170 or the corresponding provisions of subsequent law. However, for platted and developed lots, the District anticipates using the "uniform method for the levy, collection and enforcement of non-ad valorem assessment" as provided by Florida Statutes, Chapter 197 for the collection of the Debt Assessments for the Bonds. Accordingly, the Debt Assessments for the Bonds, shall be subject to all collection provisions to which non-ad valorem assessments must be subject in order to qualify for collection pursuant to Florida Statutes, Chapter 197, as such provisions now exist and as they may exist from time to time hereafter in Chapter 197 or in the corresponding provision of subsequent laws. Without limiting the foregoing, at the present time such collection provisions include provisions relating to discount for early payment, prepayment by installment method, deferred payment, penalty for delinquent payment, and issuance and sale of tax certificates and tax deeds for non-payment. With respect to the Debt Assessments not being collected pursuant to the uniform method and which are levied against any unplatted parcels owned by the Developer or the Landowner, or their successors or assigns, the District shall invoice and collect such Debt Assessments directly from the Developer or the Landowner, or their successors or assigns, and not pursuant to Chapter 197. Any Debt Assessments that are directly collected by the District shall be due and payable to the District at least 30 days prior to the next Bond payment date of each year.

SECTION 12. CONFIRMATION OF INTENTION TO ISSUE SPECIAL ASSESSMENT BONDS. The Board hereby confirms its intention to issue the Bonds, to provide funds, pending receipt of the Debt Assessments, to pay all or a portion of the cost of the Project assessed against the specially benefited property.

SECTION 13. DEBT ASSESSMENT CHALLENGES. The adoption of this Resolution shall be the final determination of all issues related to the Debt Assessments as it relates to property owners whose benefitted property is subject to the Debt Assessments (including, but not limited to, the determination of special benefit and fair apportionment to the assessed property, the method of apportionment, the maximum rate of the Debt Assessments, and the levy, collection, and lien of the Debt Assessments), unless proper steps shall be initiated in a court of competent jurisdiction to secure relief within 30 days from adoption date of this Resolution.

SECTION 14. PROCEDURAL IRREGULARITIES. Any informality or irregularity in the proceedings in connection with the levy of the Debt Assessments shall not affect the validity of the same after the adoption of this Resolution, and any Debt Assessment as finally approved shall be competent and sufficient evidence that such Debt Assessment was duly levied, that the Debt Assessment was duly made and adopted, and that all other proceedings adequate to such Debt Assessment were duly had, taken, and performed as required.

SECTION 15. SEVERABILITY. If any Section or part of a Section of this Resolution be declared invalid or unconstitutional, the validity, force and effect of any other Section or part of a Section of this Resolution shall not thereby be affected or impaired unless it clearly appears that such other Section or part of a Section of this Resolution is wholly or necessarily dependent upon the Section or part of a Section so held to be invalid or unconstitutional.

SECTION 16. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

SECTION 17. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 9th day of April, 2026.

Attest:

**Berry Bay Community
Development District**

Name: _____
 Secretary / Assistant Secretary

Carlos de la Ossa
Chair of the Board of Supervisors

Exhibit A – Master Report of the District Engineer – 2026 Expansion Parcel dated February 2, 2026
Exhibit B – Master Assessment Methodology Report – 2026 Expansion Area dated February 28, 2026