INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Berry Bay Community Development District

August 06, 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
Angel Montagna, District Manager
Kristee Cole, District Manager
John Vericker, District Counsel
Tonja Stewart, District Engineer
Long Nguyen, Field Manager
Sade Smith; Clubhouse Manager

Meeting Agenda

Thursday, August 06, 2026, at 2:00 p.m.

The Public Hearing & Regular Meeting of the **Berry Bay Community Development District** will be held **August 06, 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

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THE PUBLIC HEARING & 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. **PUBLIC HEARING ON ADOPTING FISCAL YEAR 2027 FINAL BUDGET**
   - **A.** Open Public Hearing on Adopting Fiscal Year 2027 Final Budget
   - **B.** Discussion on Fiscal Year 2027 Budget
   - **C.** Close Public Hearing on Adopting Fiscal Year 2027 Final Budget
   - **D.** Consideration of Resolution 2026-15; Adopting the Fiscal Year 2027 Final Budget
   - **E.** Consideration of Resolution 2026-16; Levying O&M Assessments
4. **BUSINESS ITEMS**
   - **A.** Consideration of FY 2026-2027 Operations and Maintenance Budget Funding Agreement
   - **B.** Consideration of Resolution 2026-17; Setting the Fiscal Year 2027 Meeting Schedule
   - **C.** Consideration of Resolution 2026-18; Goals & Objectives
5. **CONSENT AGENDA**
   - **A.** Approval of Minutes of the July 02, 2026, Regular Meeting
   - **B.** Consideration of Operation and Maintenance June 2026
   - **C.** Acceptance of the Financials and Approval of the Check Register for June 2026
   - **D.** Ratification of Coastal Outdoor Landscape Services Proposal #1519 ($3,390.00)
   - **E.** Ratification of Down to Earth Amendment #3 to the Landscape Maintenance Agreement
6. **STAFF REPORTS**
   - **A.** District Counsel
   - **B.** District Engineer
   - **C.** District Manager
     - **i.** Field Inspections Report
7. **BOARD OF SUPERVISORS REQUESTS AND COMMENTS**
8. **ADJOURNMENT**

RESOLUTION 2026-15

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING A BUDGET FOR THE FISCAL YEAR BEGINNING OCTOBER 1, 2026, AND ENDING SEPTEMBER 30, 2027; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the District Manager submitted, prior to June 15th, to the Board of Supervisors ("**Board**") of the Berry Bay Community Development District ("**District**") a proposed budget for the next ensuing budget year ("**Proposed Budget**"), along with an explanatory and complete financial plan for each fund, pursuant to the provisions of Sections 189.016(3) and 190.008(2)(a), Florida Statutes;

WHEREAS, the District filed a copy of the Proposed Budget with the local governing authorities having jurisdiction over the area included in the District at least 60 days prior to the adoption of the Proposed Budget pursuant to the provisions of Section 190.008(2)(b), Florida Statutes;

WHEREAS, the Board held a duly noticed public hearing pursuant to Section 190.008(2)(a), Florida Statutes;

WHEREAS, the District Manager posted the Proposed Budget on the District's website at least two (2) days before the public hearing pursuant to Section 189.016(4), Florida Statutes;

WHEREAS, the Board is required to adopt a resolution approving a budget for the ensuing fiscal year and appropriate such sums of money as the Board deems necessary to defray all expenditures of the District during the ensuing fiscal year pursuant to Section 190.008(2)(a), Florida Statutes; and

WHEREAS, the Proposed Budget projects the cash receipts and disbursements anticipated during a given time period, including reserves for contingencies for emergency or other unanticipated expenditures during the fiscal year.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Budget.

a. That the Board has reviewed the Proposed Budget, a copy of which is on file with the office of the District Manager and at the District's records office, and hereby approves certain amendments thereto, as shown below.

b. That the Proposed Budget as amended by the Board attached hereto as **Exhibit A**, is hereby adopted in accordance with the provisions of Section 190.008(2)(a), Florida Statutes, and incorporated herein by reference; provided, however, that the comparative figures contained in the adopted budget may be subsequently revised as deemed necessary by the District Manager to reflect actual revenues and expenditures for fiscal year 2025-2026 and/or revised projections for fiscal year 2026-2027.

c. That the adopted budget, as amended, shall be maintained in the office of the District Manager and at the District's records office and identified as "The Budget for the

Berry Bay Community Development District for the Fiscal Year Beginning October 1, 2026, and Ending September 30, 2027."

d. The final adopted budget shall be posted by the District Manager on the District's website within 30 days after adoption pursuant to Section 189.016(4), Florida Statutes.

Section 2. Appropriations. There is hereby appropriated out of the revenues of the District (the sources of the revenues will be provided for in a separate resolution), for the fiscal year beginning October 1, 2026, and ending September 30, 2027, the sum of $_____, which sum is deemed by the Board to be necessary to defray all expenditures of the District during said budget year, to be divided and appropriated in the following fashion:

Total General Fund	$_____
Total Reserve Fund [if Applicable]	$_____
Total Debt Service Funds	$_____
Total All Funds*	**$_____**

*Not inclusive of any collection costs or early payment discounts.

Section 3. Budget Amendments. Pursuant to Section 189.016(6), Florida Statutes, the District at any time within the fiscal year or within 60 days following the end of the fiscal year may amend its budget for that fiscal year as follows:

a. The Board may authorize an increase or decrease in line item appropriations within a fund by motion recorded in the minutes if the total appropriations of the fund do not increase.

b. The District Manager or Treasurer may authorize an increase or decrease in line item appropriations within a fund if the total appropriations of the fund do not increase and if the aggregate change in the original appropriation item does not exceed $10,000 or 10% of the original appropriation.

c. Any other budget amendments shall be adopted by resolution and be consistent with Florida law. This includes increasing any appropriation item and/or fund to reflect receipt of any additional unbudgeted monies and making the corresponding change to appropriations or the unappropriated balance.

The District Manager or Treasurer must establish administrative procedures to ensure that any budget amendments are in compliance with this section and Section 189.016, Florida Statutes, among other applicable laws. Among other procedures, the District Manager or Treasurer must ensure that any amendments to budget(s) under subparagraph c. above are posted on the District's website within five (5) days after adoption pursuant to Section 189.016(7), Florida Statutes.

Section 4. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:	**Berry Bay Community Development District**
_____	_____
Name:_____	Name: Carlos de la Ossa
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Adopted Budget

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Berry Bay
Community Development District

FISCAL YEAR 2027

Proposed Budget

May 7, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

Table of Contents

	Page #
OPERATING BUDGET	
General Fund	
Summary of Revenues, Expenditures and Changes in Fund Balances ……..	1-3
Budget Narrative ……	4-10
DEBT SERVICE BUDGETS	
Series 2021	
Summary of Revenues, Expenditures and Changes in Fund Balances ……..	11
Amortization Schedule ……..	12
Series 2023	
Summary of Revenues, Expenditures and Changes in Fund Balances ……..	13
Amortization Schedule ……..	14
Series 2024	
Summary of Revenues, Expenditures and Changes in Fund Balances ……..	15
Amortization Schedule ……..	16
Budget Narrative ……..	17
SUPPORTING BUDGET SCHEDULE	
Comparison of Assessment Rates ……..	18

Berry Bay

Community Development District

Operating Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

General Fund

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Rental Income	$0.00	$0.00
Special Assmnts- Tax Collector	$862,833.00	$1,630,653.19
Special Assmnts- CDD Collected	$487,180.00	$0.00
Special Assmnts- Discounts	$0.00	-$65,226.13
Fence Easement	$0.00	$0.00
Other Miscellaneous Revenues	$0.00	$0.00
Interest	$0.00	$0.00
TOTAL REVENUES	**$1,350,013.00**	**$1,565,427.06**
EXPENDITURES		
Financial and Administrative		
Supervisor Fees	$12,000.00	$12,000.00
Onsite Staff	$70,000.00	$70,000.00
District Management	$36,000.00	$25,000.00
ProfServ-Field Management	$12,000.00	$18,000.00
Administrative Services	$0.00	$5,500.00
ProfServ-Recording Secretary	$0.00	$4,500.00
Rentals and Leases	$0.00	$1,200.00
Data Storage	$0.00	$1,200.00
Accounting Services	$18,000.00	$12,000.00
Website Administration	$1,500.00	$2,400.00
District Engineer	$12,000.00	$12,500.00
District Counsel	$15,000.00	$15,000.00
ProfServ-Trustee Fees	$4,100.00	$8,800.00
Auditing Services	$5,000.00	$8,500.00
Postage, Phone, Faxes, Copies	$250.00	$250.00
Mailings	$2,500.00	$2,500.00
Legal Advertising	$2,500.00	$2,500.00
Bank Fees	$250.00	$0.00
Dues, Licenses, Subscriptions	$500.00	$175.00
Clubhouse Office Supplies	$250.00	$0.00
Website Compliance	$1,500.00	$1,613.00
Disclosure Report	$11,400.00	$15,000.00
Misc-Assessment Collection Cost	$0.00	$32,613.06
Assessment Roll	$0.00	$5,000.00
DTS - Continuing Disclosure Software Subscription	$0.00	$5,000.00
Arbitrage Reporting	$0.00	$1,200.00
Total Financial and Administrative	**$204,750.00**	**$262,451.06**

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Insurance		
Insurance - General Liability	$3,812.00	$0.00
Public Officials Insurance	$3,620.00	$0.00
Insurance -Property & Casualty	$33,411.00	$0.00
Insurance Deductible	$2,500.00	$2,500.00
Crime	$0.00	$0.00
Total Premium	$0.00	$25,793.00
Total Insurance	**$43,343.00**	**$28,293.00**
Utility Services		
Utility - Electric	$40,000.00	$40,000.00
Street Lights	$200,100.00	$200,000.00
Internet Services	$1,200.00	$1,380.00
Water/Waste	$3,000.00	$4,000.00
Total Utility Services	**$244,300.00**	**$245,380.00**
Amenity		
Payroll-Pool Monitors	$12,000.00	$12,000.00
Contracts-Janitorial Services	$10,020.00	$11,000.00
Janitorial Supplies	$1,500.00	$1,500.00
Garbage Dumpster Expense	$3,000.00	$0.00
Amenity Center Pest Control	$1,800.00	$1,800.00
R&M - Amenity Center	$10,000.00	$8,000.00
Amenity Camera R&M	$2,000.00	$5,000.00
Amenities Furniture & Fixtures	$5,000.00	$7,500.00
Access Control	$5,000.00	$5,000.00
Dog Waste Station Service & Supplies	$4,200.00	$6,000.00
R&M-Boundary Walls/Fences/Monuments	$15,000.00	$0.00
R&M-Roads,Signage,Striping	$2,000.00	$0.00
Pool Cleaning Contract	$24,000.00	$24,000.00
Pool Maintenance - Misc Services	$3,500.00	$10,000.00
Security Monitoring Services	$6,000.00	$6,000.00
Community Activities	$10,000.00	$20,000.00
Holiday Decoration	$10,000.00	$12,000.00
Pool Permit	$0.00	$275.00
Pressure Washing	$0.00	$20,000.00
Playground R&M	$0.00	$3,000.00
Onsite Maintenance	$0.00	$7,728.00
Total Amenity	**$125,020.00**	**$160,803.00**
Other Physical Environment		
Contracts-Landscape	$450,000.00	$520,000.00
Landscape - Mulch	$35,000.00	$35,000.00
Landscape - Annuals	$18,000.00	$18,000.00
Plant Replacement Program	$40,000.00	$40,000.00
R&M-Tree Trimming Services	$10,000.00	$10,000.00
Irrigation Maintenance	$30,000.00	$30,000.00
Contracts-Aquatic Control	$33,600.00	$60,000.00
Aquatic Plant Replacement	$5,000.00	$0.00

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
Waterway Mgmt Program -Aquatic Plantings & Repairs	$5,000.00	$10,000.00
Contracts-Trash & Debris Removal	$5,000.00	$5,000.00
ProfServ-Wildlife Management Service	$9,000.00	$9,000.00
Landscape- Storm Clean Up & Tree Removal	$35,000.00	$35,000.00
Ditch & Channel Maintenance	$12,000.00	$12,000.00
Supplies - Soil Amendments	$30,000.00	$0.00
R&M Retaining Wall	$0.00	$15,000.00
Aquatic R&M	$0.00	$2,500.00
Water Trucks	$0.00	$10,000.00
R&M-Fences/Monuments	$0.00	$40,000.00
R&M-Roads,Signage,Striping	$0.00	$2,000.00
Total Other Physical Environment	**$717,600.00**	**$853,500.00**
Contingency		
Misc-Contingency	$15,000.00	$15,000.00
Total Contingency	**$15,000.00**	**$15,000.00**
TOTAL EXPENDITURES	**$1,350,013.00**	**$1,565,427.06**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	$0.00
Net change in fund balance	$0.00	$0.00
FUND BALANCE, BEGINNING	$51,684.00	$508,288.00
FUND BALANCE, ENDING	**$51,684.00**	**$508,288.00**

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Financial and Administrative

Supervisor Fees

Chapter 190 of the Florida Statutes allows for members of the Board of Supervisors to be compensated $200 per meeting at which they are in attendance. The amount for the Fiscal Year is based upon four supervisors attending 14 meetings.

Onsite Staff

The district may incur expenses for employees or other staff members needed for recreational facilities such as clubhouse staff.

District Management

The District retains the services of a consulting manager, who is responsible for the daily administration of the District's business, including any and all financial work related to the Bond Funds and Operating Funds of the District, and preparation of the minutes of the Board of Supervisors. In addition, the District Manager prepares the Annual Budget(s), implements all policies of the Board of Supervisors and attends all meetings of the Board of Supervisors.

Field Management

The District has a contract with Inframark Infrastructure Management Services. for services in the administration and operation of the Property and its contractors.

Administration

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Inframark Infrastructure Management Services.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Recording Secretary

Inframark provides recording services with near verbatim minutes.

Construction Accounting

Accounting services as described within the Accounting Services but specifically regarding construction.

Financial/Revenue Collections

Service includes all functions necessary for the timely billing and collection and reporting of District assessments in order to ensure adequate funds to meet the District's debt service and operations and maintenance obligations. These services include, but are not limited to, assessment roll preparation and certification, direct billings and funding request processing as well as responding to property owner questions regarding District assessments. This line item also includes the fees incurred for a collection agent to collect the funds for the principal and interest payment for its short-term bond issues and any other bond related collection needs. These funds are collected as prescribed in the Trust Indenture. The Collection Agent also provides for the release of liens on property after the full collection of bond debt levied on particular properties.

Rentals and Leases

The anticipated cost of rental expenses including but not limited to renting meeting room space for district board meetings.

Data Storage

Cost of server maintenance and technical support for CDD related IT needs.

Accounting Services

Services including the preparation and delivery of the District's financial statements in accordance with Governmental Accounting Standards, accounts payable and accounts receivable functions, asset tracking, investment tracking, capital program administration and requisition processing, filing of annual reports required by the State of Florida and monitoring of trust account activity.

Dissemination Agent/Reporting

The District is required by the Securities and Exchange Commission to comply with rule 15c2-12(b)-(5), which relates to additional reporting requirements for unrelated bond issues. The budgeted amount for the fiscal year is based on standard fees charged for this service.

Website Administration Services

The cost of web hosting and regular maintenance of the District's website by Inframark Management Services.

District Engineer

The District's engineer provides general engineering services to the District, i.e., attendance and preparation for board meetings when requested, review of invoices, and other specifically requested assignments.

District Counsel

The District's attorney provides general legal services to the District, i.e., attendance and preparation for Board meetings, review of contracts, agreements, resolutions, and other research as directed or requested by the BOS District Manager.

Trustee Fees

The District pays US Bank an annual fee for trustee services on the Series 2014 and Series 2015 Bonds. The budgeted amount for the fiscal year is based on previous year plus any out-of-pocket expenses.

Budget Narrative
Fiscal Year 2027

Financial and Administrative (continued)

Auditing Services

The District is required to conduct an annual audit of its financial records by an Independent Certified Public Accounting Firm. The budgeted amount for the fiscal year is an estimate based on prior year costs.

Postage, Phone, Faxes, Copies

This item refers to the cost of materials and service to produce agendas and conduct day-to-day business of the District.

Mailings

Copies used in the preparation of agenda packages, required mailings, and other special projects.

Professional Services – Arbitrage Rebate

The District is required to annually calculate the arbitrage rebate liability on its Series 2013A and 2020 bonds.

Legal Advertising

The District is required to advertise various notices for monthly Board meetings and other public hearings in the newspaper of general circulation.

Bank Fees

This represents the cost of bank charges and other related expenses that are incurred during the year.

Dues, Licenses and Fees

This represents the cost of the District's operating license as well as the cost of memberships in necessary organizations.

Onsite Office Supplies

This represents the cost of supplies used to prepare agenda packages, create required mailings, and perform other special projects. The budget for this line item also includes the cost for supplies in the District office.

Website ADA Compliance

Cost of maintaining district website's compliance with the Americans with Disabilities Act of 1990.

Disclosure Report

On a quarterly and annual basis, disclosure of relevant district information is provided to the Muni Council, as required within the bond indentures.

Annual Stormwater Report

Cost to produce annual report on CDD stormwater infrastructure.

Miscellaneous Administrative

All other administrative costs not otherwise specified above.

Budget Narrative
Fiscal Year 2027

Insurance

Insurance-General Liability

The District's General Liability & Public Officials Liability Insurance policy is with Egis Insurance Advisors, LLC. The budgeted amount allows for a projected increase in the premium.

Public Officials Insurance

The District will incur expenditures for public officials' liability insurance for the Board and Staff and may incur a 10% premium increase.

Property & Casualty Insurance

The District will incur fees to insure items owned by the district for its property needs.

Deductible

District's share of expenses for insured property when a claim is filed.

Utility Services

Electric Utility Services

Electricity for accounts with the local Utilities Commissions for the swim club, parks, and irrigation. Fees are based on historical costs for metered use.

Streetlights

Local Utility Company charges electricity usage (maintenance fee). The budget is based on historical costs.

Internet services

Internet service for clubhouse and other amenity locations.

Lighting Replacement

Cost of replacing defective lights and bulbs in CDD facilities.

Decorative Light Maintenance

Cost of replacement and repair of decorative lighting fixtures.

Water/Waste

The District charges each new water/sewer system customer an Accrued Guaranteed Revenue Fee (AGRF) for wastewater service in accordance with the adopted rate schedule.

Gas

Cost of natural gas for CDD facilities. Regular fuel costs (automobile etc.)

Facility A/C & Heating R&M

Cost of repairs and regular maintenance of Air Conditioning and central heating of CDD facilities.

Utilities – Other

Utility expenses not otherwise specified in above categories.

Budget Narrative
Fiscal Year 2027

Amenity

Payroll-Pool Monitor
Cost of staff members to facilitate pool safety services.

Contract-Janitorial Services
Cost of janitorial labor for CDD Facilities.

Janitorial Supplies
Cost of janitorial supplies for CDD Facilities.

Garbage Dumpster Expense
Cost of dumpster rental and trash collection at CDD facilities.

Amenity Pest Control
Cost of exterminator and pesticides at CDD amenities and facilities.

R&M – Amenity Center
Cost of repairs and regular maintenance of CDD amenities.

Amenity Camera R&M
Cost of repairs and maintenance to amenity camera.

Amenity Furniture & Fixtures
Cost of repairs and maintenance to amenity furniture.

Access Control
Cost of repairs and maintenance to electronic locks, gates, and other security fixtures.

Dog Waste Station Service & Supplies
Cost of cleaning and resupplying dog waste stations.

R&M-Boundary Walls/Fences/Monuments
Cost of repairs and regular maintenance boundary walls fences and monuments.

R&M-Roads, Signage, Striping
Cost of repairs and regular maintenance roads, signage, and striping.

Pool cleaning Contract
Cost of cleaning for CDD pool facilities.

Pool Maintenance – Misc. Services
Cost of Maintenance for CDD pool facilities.

Security Monitoring Services
Cost of CDD security personnel and equipment.

Community Activities
Cost of recreational events hosted on CDD property.

Holiday Decorations
Cost of decorations for major holidays (i.e., Christmas)

Budget Narrative
Fiscal Year 2027

Amenity (Continued)

Pool Permits
Cost of permits required for CDD pool as required by law.

Pressure Washing
Cost of pressure washing and regular maintenance to sidewalks, pavements, and signs.

Playground R&M
Cost of maintenance for playground.

Onsite Maintenance
Cost of upkeep to CDD property.

Other Physical Environment

Landscape Maintenance - Contract
Landscaping company provide maintenance consisting of mowing, edging, trimming, blowing, fertilizing, and applying pest and disease control chemicals to turf throughout the District.

Landscaping - Mulch
Cost of repairs and regular maintenance for mulch.

Landscape - Annuals
Cost of repairs and regular maintenance to landscaping equipment.

Plant Replacement Program
Cost of replacing dead or damaged plants throughout the district.

R&M-Tree Trimming
Cost of regular maintenance related to tree trimming.

Irrigation Maintenance
Purchase of irrigation supplies. Unscheduled maintenance consists of major repairs and replacement of system components including weather station and irrigation lines.

Contract-Aquatic Control
Expenses related to the care and maintenance of the lakes and ponds for the control of nuisance plant and algae species.

Aquatics – Plant Replacement
The expenses related to replacing beneficial aquatic plants, which may or may not have been required by other governmental entities.

Waterway Management Program
Cost of maintaining waterways and rivers on district property.

Contracts-Trash & Debris Removal
Cost of cleaning up debris on district property.

ProfServ-Wildlife Management Service
Management of wildlife on district property.

Budget Narrative
Fiscal Year 2027

Other Physical Environment (Continued)

Landscape- Strom Cleanup & Tree Removal
Cost related to storm clean up and tree removal.

Ditch & Channel Maintenance
Cost of repairs and regular maintenance ditches and channels.

Supplies – Soil Amendments
Cost related to soil amendments.

R&M Retaining Wall
Cost of repairs and regular maintenance to retaining wall.

Aquatic R&M
Cost of repairs and regular maintenance to lakes and ponds.

Water Trucks
Cost of repairs and regular maintenance of water trucks.

R&M-Roads, Signage, Striping
Cost of repairs and regular maintenance roads, signage, and striping.

R&M- Fences/Monuments
Cost of repairs and regular maintenance fences and monuments.
.

Contingency/Reserves

Contingency
Funds set aside for projects, as determined by the district's board.

Capital Improvements
Funding of major projects and building improvements to CDD property.

R&M Other Reserves
The board may set aside monetary reserves for necessary for maintenance projects as needed.

Berry Bay

Community Development District

Debt Service Budget

FY 2027

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2021 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$995,377.00	$1,058,912.21
Special Assmnts- Discounts	$0.00	-$42,356.49
Special Assmnts- CDD Collected	$0.00	$0.00
TOTAL REVENUES	**$995,377.00**	**$1,016,555.72**
EXPENDITURES		
Administrative		
Misc-Assessment Collection Cost	$0.00	$21,178.24
Total Administrative	**$0.00**	**$21,178.24**
Debt Service		
Principal Debt Retirement	$390,000.00	$405,000.00
Interest Expense	$606,944.00	$596,101.57
Total Debt Service	**$996,944.00**	**$1,001,101.57**
TOTAL EXPENDITURES	**$996,944.00**	**$1,022,279.81**
Excess (deficiency) of revenues Over (under) expenditures	-$1,567.00	-$5,724.09
OTHER FINANCING SOURCES (USES)		
Operating Transfers Out	$0.00	$0.00
Contribution to (Use of) Fund Balance	-$1,567.00	$0.00
TOTAL OTHER SOURCES (USES)	**-$1,567.00**	**$0.00**
Net change in fund balance	$0.00	-$5,724.09
FUND BALANCE, BEGINNING	$907,831.00	$912,486.00
FUND BALANCE, ENDING	**$907,831.00**	**$906,761.91**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	$45,597.00	**$46,692.00**
Series 2021 Bonds	$16,680,000.00	$15,505,000.00

Series 2021 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2021	$17,760,000.00			$166,694.43	$166,694.43	
11/1/2021	$17,760,000.00			$322,634.38	$322,634.38	$489,328.81
5/1/2022	$17,760,000.00	$350,000.00	2.625%	$322,634.38	$672,634.38	
11/1/2022	$17,410,000.00			$318,040.63	$318,040.63	$990,675.01
5/1/2023	$17,410,000.00	$360,000.00	2.625%	$318,040.63	$678,040.63	
11/1/2023	$17,050,000.00			$313,315.63	$313,315.63	$991,356.26
5/1/2024	$17,050,000.00	$370,000.00	2.625%	$313,315.63	$683,315.63	
11/1/2024	$16,680,000.00			$308,459.38	$308,459.38	$991,775.01
5/1/2025	$16,680,000.00	$380,000.00	2.625%	$308,459.38	$688,459.38	
11/1/2025	$16,300,000.00			$303,471.88	$303,471.88	$991,931.26
5/1/2026	$16,300,000.00	$390,000.00	2.625%	$303,471.88	$693,471.88	
11/1/2026	$15,910,000.00			$298,353.13	$298,353.13	$991,825.01
5/1/2027	$15,910,000.00	$405,000.00	3.125%	$298,353.13	$703,353.13	
11/1/2027	$15,505,000.00			$292,025.00	$292,025.00	$995,378.13
5/1/2028	$15,505,000.00	$415,000.00	3.125%	$292,025.00	$707,025.00	
11/1/2028	$15,090,000.00			$285,540.63	$285,540.63	$992,565.63
5/1/2029	$15,090,000.00	$430,000.00	3.125%	$285,540.63	$715,540.63	
11/1/2029	$14,660,000.00			$278,821.88	$278,821.88	$994,362.51
5/1/2030	$14,660,000.00	$440,000.00	3.125%	$278,821.88	$718,821.88	
11/1/2030	$14,220,000.00			$271,946.88	$271,946.88	$990,768.76
5/1/2031	$14,220,000.00	$455,000.00	3.125%	$271,946.88	$726,946.88	
11/1/2031	$13,765,000.00			$264,837.50	$264,837.50	$991,784.38
5/1/2032	$13,765,000.00	$470,000.00	3.625%	$264,837.50	$734,837.50	
11/1/2032	$13,295,000.00			$256,318.75	$256,318.75	$991,156.25
5/1/2033	$13,295,000.00	$490,000.00	3.625%	$256,318.75	$746,318.75	
11/1/2033	$12,805,000.00			$247,437.50	$247,437.50	$993,756.25
5/1/2034	$12,805,000.00	$505,000.00	3.625%	$247,437.50	$752,437.50	
11/1/2034	$12,300,000.00			$238,284.38	$238,284.38	$990,721.88
5/1/2035	$12,300,000.00	$525,000.00	3.625%	$238,284.38	$763,284.38	
11/1/2035	$11,775,000.00			$228,768.75	$228,768.75	$992,053.13
5/1/2036	$11,775,000.00	$545,000.00	3.625%	$228,768.75	$773,768.75	
11/1/2036	$11,230,000.00			$218,890.63	$218,890.63	$992,659.38
5/1/2037	$11,230,000.00	$565,000.00	3.625%	$218,890.63	$783,890.63	
11/1/2037	$10,665,000.00			$208,650.00	$208,650.00	$992,540.63
5/1/2038	$10,665,000.00	$585,000.00	3.625%	$208,650.00	$793,650.00	
11/1/2038	$10,080,000.00			$198,046.88	$198,046.88	$991,696.88
5/1/2039	$10,080,000.00	$610,000.00	3.625%	$198,046.88	$808,046.88	
11/1/2039	$9,470,000.00			$186,990.63	$186,990.63	$995,037.51
5/1/2040	$9,470,000.00	$630,000.00	3.625%	$186,990.63	$816,990.63	
11/1/2040	$8,840,000.00			$175,571.88	$175,571.88	$992,562.51
5/1/2041	$8,840,000.00	$655,000.00	3.625%	$175,571.88	$830,571.88	
11/1/2041	$8,185,000.00			$163,700.00	$163,700.00	$994,271.88
5/1/2042	$8,185,000.00	$680,000.00	4.000%	$163,700.00	$843,700.00	
11/1/2042	$7,505,000.00			$150,100.00	$150,100.00	$993,800.00
5/1/2043	$7,505,000.00	$705,000.00	4.000%	$150,100.00	$855,100.00	
11/1/2043	$6,800,000.00			$136,000.00	$136,000.00	$991,100.00
5/1/2044	$6,800,000.00	$735,000.00	4.000%	$136,000.00	$871,000.00	
11/1/2044	$6,065,000.00			$121,300.00	$121,300.00	$992,300.00
5/1/2045	$6,065,000.00	$765,000.00	4.000%	$121,300.00	$886,300.00	
11/1/2045	$5,300,000.00			$106,000.00	$106,000.00	$992,300.00
5/1/2046	$5,300,000.00	$795,000.00	4.000%	$106,000.00	$901,000.00	
11/1/2046	$4,505,000.00			$90,100.00	$90,100.00	$991,100.00
5/1/2047	$4,505,000.00	$830,000.00	4.000%	$90,100.00	$920,100.00	
11/1/2047	$3,675,000.00			$73,500.00	$73,500.00	$993,600.00
5/1/2048	$3,675,000.00	$865,000.00	4.000%	$73,500.00	$938,500.00	
11/1/2048	$2,810,000.00			$56,200.00	$56,200.00	$994,700.00
5/1/2049	$2,810,000.00	$900,000.00	4.000%	$56,200.00	$956,200.00	
11/1/2049	$1,910,000.00			$38,200.00	$38,200.00	$994,400.00
5/1/2050	$1,910,000.00	$935,000.00	4.000%	$38,200.00	$973,200.00	
11/1/2050	$975,000.00			$19,500.00	$19,500.00	$992,700.00
5/1/2051	$975,000.00	$975,000.00	4.000%	$19,500.00	$994,500.00	
		$16,680,000.00		$10,434,031.36	$27,114,031.36	$26,802,846.99

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2023 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$0.00	$474,547.87
Special Assmnts- CDD Collected	$446,075.00	$0.00
Special Assmnts- Discounts	$0.00	-$18,981.91
TOTAL REVENUES	**$446,075.00**	**$455,565.96**
EXPENDITURES		
Administrative		
Misc-Assessment Collection Cost	$0.00	$9,490.96
Total Administrative	**$0.00**	**$9,490.96**
Debt Service		
Principal Debt Retirement	$100,000.00	$100,000.00
Interest Expense	$347,100.00	$344,787.50
Total Debt Service	**$447,100.00**	**$444,787.50**
TOTAL EXPENDITURES	**$447,100.00**	**$454,278.46**
Excess (deficiency) of revenues Over (under) expenditures	-$1,025.00	$1,287.50
Net change in fund balance	$0.00	$1,287.50
FUND BALANCE, BEGINNING	$503,428.00	$947,340.00
FUND BALANCE, ENDING	**$502,403.00**	**$948,627.50**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	5/1/2024	**5/1/2027**
Series 2023 Bonds	$90,000.00	$105,000.00

Series 2023 Special Assessment Revenue Bonds Amortization Schedule

Period Ending	Outstanding Balance	Principal	Coupon	Interest	Debt Service	Annual Debt Service
5/1/2023	$6,430,000.00			$51,372.57	$51,372.57	
11/1/2023	$6,430,000.00			$177,828.13	$177,828.13	$177,828.13
5/1/2024	$6,430,000.00	$90,000.00	4.625%	$177,828.13	$267,828.13	
11/1/2024	$6,340,000.00			$175,746.88	$175,746.88	$175,746.88
5/1/2025	$6,340,000.00	$95,000.00	4.625%	$175,746.88	$270,746.88	
11/1/2025	$6,245,000.00			$173,550.00	$173,550.00	$173,550.00
5/1/2026	$6,245,000.00	$100,000.00	4.625%	$173,550.00	$273,550.00	
11/1/2026	$6,145,000.00			$171,237.50	$171,237.50	$171,237.50
5/1/2027	$6,145,000.00	$105,000.00	4.625%	$171,237.50	$276,237.50	
11/1/2027	$6,040,000.00			$168,809.38	$168,809.38	$168,809.38
5/1/2028	$6,040,000.00	$110,000.00	4.625%	$168,809.38	$278,809.38	
11/1/2028	$5,930,000.00			$166,265.63	$166,265.63	$166,265.63
5/1/2029	$5,930,000.00	$115,000.00	4.625%	$166,265.63	$281,265.63	
11/1/2029	$5,815,000.00			$163,606.25	$163,606.25	$163,606.25
5/1/2030	$5,815,000.00	$120,000.00	4.625%	$163,606.25	$283,606.25	
11/1/2030	$5,695,000.00			$160,831.25	$160,831.25	$160,831.25
5/1/2031	$5,695,000.00	$125,000.00	5.500%	$160,831.25	$285,831.25	
11/1/2031	$5,570,000.00			$157,393.75	$157,393.75	$157,393.75
5/1/2032	$5,570,000.00	$135,000.00	5.500%	$157,393.75	$292,393.75	
11/1/2032	$5,435,000.00			$153,681.25	$153,681.25	$153,681.25
5/1/2033	$5,435,000.00	$140,000.00	5.500%	$153,681.25	$293,681.25	
11/1/2033	$5,295,000.00			$149,831.25	$149,831.25	$149,831.25
5/1/2034	$5,295,000.00	$150,000.00	5.500%	$149,831.25	$299,831.25	
11/1/2034	$5,145,000.00			$145,706.25	$145,706.25	$145,706.25
5/1/2035	$5,145,000.00	$155,000.00	5.500%	$145,706.25	$300,706.25	
11/1/2035	$4,990,000.00			$141,443.75	$141,443.75	$141,443.75
5/1/2036	$4,990,000.00	$165,000.00	5.500%	$141,443.75	$306,443.75	
11/1/2036	$4,825,000.00			$136,906.25	$136,906.25	$136,906.25
5/1/2037	$4,825,000.00	$175,000.00	5.500%	$136,906.25	$311,906.25	
11/1/2037	$4,650,000.00			$132,093.75	$132,093.75	$132,093.75
5/1/2038	$4,650,000.00	$185,000.00	5.500%	$132,093.75	$317,093.75	
11/1/2038	$4,465,000.00			$127,006.25	$127,006.25	$127,006.25
5/1/2039	$4,465,000.00	$195,000.00	5.500%	$127,006.25	$322,006.25	
11/1/2039	$4,270,000.00			$121,643.75	$121,643.75	$121,643.75
5/1/2040	$4,270,000.00	$205,000.00	5.500%	$121,643.75	$326,643.75	
11/1/2040	$4,065,000.00			$116,006.25	$116,006.25	$116,006.25
5/1/2041	$4,065,000.00	$215,000.00	5.500%	$116,006.25	$331,006.25	
11/1/2041	$3,850,000.00			$110,093.75	$110,093.75	$110,093.75
5/1/2042	$3,850,000.00	$230,000.00	5.500%	$110,093.75	$340,093.75	
11/1/2042	$3,620,000.00			$103,768.75	$103,768.75	$103,768.75
5/1/2043	$3,620,000.00	$245,000.00	5.500%	$103,768.75	$348,768.75	
11/1/2043	$3,375,000.00			$97,031.25	$97,031.25	$97,031.25
5/1/2044	$3,375,000.00	$255,000.00	5.750%	$97,031.25	$352,031.25	
11/1/2044	$3,120,000.00			$89,700.00	$89,700.00	$89,700.00
5/1/2045	$3,120,000.00	$270,000.00	5.750%	$89,700.00	$359,700.00	
11/1/2045	$2,850,000.00			$81,937.50	$81,937.50	$81,937.50
5/1/2046	$2,850,000.00	$290,000.00	5.750%	$81,937.50	$371,937.50	
11/1/2046	$2,560,000.00			$73,600.00	$73,600.00	$73,600.00
5/1/2047	$2,560,000.00	$305,000.00	5.750%	$73,600.00	$378,600.00	
11/1/2047	$2,255,000.00			$64,831.25	$64,831.25	$64,831.25
5/1/2048	$2,255,000.00	$325,000.00	5.750%	$64,831.25	$389,831.25	
11/1/2048	$1,930,000.00			$55,487.50	$55,487.50	$55,487.50
5/1/2049	$1,930,000.00	$345,000.00	5.750%	$55,487.50	$400,487.50	
11/1/2049	$1,585,000.00			$45,568.75	$45,568.75	$45,568.75
5/1/2050	$1,585,000.00	$365,000.00	5.750%	$45,568.75	$410,568.75	
11/1/2050	$1,220,000.00			$35,075.00	$35,075.00	$35,075.00
5/1/2051	$1,220,000.00	$385,000.00	5.750%	$35,075.00	$420,075.00	
11/1/2051	$835,000.00			$24,006.25	$24,006.25	$24,006.25
5/1/2052	$835,000.00	$405,000.00	5.750%	$24,006.25	$429,006.25	
11/1/2052	$430,000.00			$12,362.50	$12,362.50	$12,362.50
5/1/2053	$430,000.00	$430,000.00	5.750%	$12,362.50	$442,362.50	
		$6,430,000.00		$7,117,472.61	$13,547,472.61	$3,533,050.02

Summary of Revenues Expenditures and Changes in Fund Balance

Fiscal Year 2027 Budget

Series 2024 Bonds

ACCOUNT DESCRIPTION	ADOPTED BUDGET FY 2026	ANNUAL BUDGET FY 2027
REVENUES		
Interest - Investments	$0.00	$0.00
Special Assmnts- Tax Collector	$0.00	$162,825.00
Special Assmnts- CDD Collected	$0.00	$0.00
Special Assmnts- Discounts	$0.00	-$6,513.00
TOTAL REVENUES	**$0.00**	**$156,312.00**
EXPENDITURES		
Administrative		
Misc-Assessment Collection Cost	$0.00	$3,256.50
Total Administrative	**$0.00**	**$3,256.50**
Debt Service		
Principal Debt Retirement	$0.00	$40,000.00
Interest Expense	$0.00	$120,690.00
Total Debt Service	**$0.00**	**$160,690.00**
TOTAL EXPENDITURES	**$0.00**	**$163,946.50**
Excess (deficiency) of revenues Over (under) expenditures	$0.00	-$7,634.50
Net change in fund balance	$0.00	-$7,634.50
FUND BALANCE, BEGINNING	$124,137.00	$83,344.00
FUND BALANCE, ENDING	**$124,137.00**	**$75,709.50**

PAR VALUE OF BONDS AFTER ANNUAL PRINCIPAL PAYMENT		
	$45,597.00	**$46,692.00**
Series 2024 Bonds	$0.00	$2,320,000.00

SPECIAL ASSESSMENT REVENUE BONDS, Series 2024 AA3
AMORTIZATION SCHEDULE
Fiscal Year 2027

DATE:	PRINCIPAL DUE:	INTEREST DUE:	DEBT SERVICE	ANNUAL DEBT SERVICE	PRINCIPAL OUTSTANDING
5/1/2025	$35,000.00	$62,771.24	$97,771.24		$2,435,000.00
11/1/2025		$62,771.24	$62,771.24	$160,542.48	$2,400,000.00
5/1/2026	$40,000.00	$60,770.00	$100,770.00		$2,360,000.00
11/1/2026		$60,770.00	$60,770.00	$161,540.00	$2,360,000.00
5/1/2027	$40,000.00	$59,920.00	$99,920.00		$2,320,000.00
11/1/2027		$59,920.00	$59,920.00	$159,840.00	$2,320,000.00
5/1/2028	$40,000.00	$59,070.00	$99,070.00		$2,280,000.00
11/1/2028		$59,070.00	$59,070.00	$158,140.00	$2,280,000.00
5/1/2029	$45,000.00	$58,166.88	$103,166.88		$2,235,000.00
11/1/2029		$58,166.88	$58,166.88	$161,333.75	$2,235,000.00
5/1/2030	$45,000.00	$57,210.63	$102,210.63		$2,190,000.00
11/1/2030		$57,210.63	$57,210.63	$159,421.25	$2,190,000.00
5/1/2031	$50,000.00	$56,201.25	$106,201.25		$2,140,000.00
11/1/2031		$56,201.25	$56,201.25	$162,402.50	$2,140,000.00
5/1/2032	$50,000.00	$55,045.00	$105,045.00		$2,090,000.00
11/1/2032		$55,045.00	$55,045.00	$160,090.00	$2,090,000.00
5/1/2033	$55,000.00	$53,732.50	$108,732.50		$2,035,000.00
11/1/2033		$53,732.50	$53,732.50	$162,465.00	$2,035,000.00
5/1/2034	$55,000.00	$52,357.50	$107,357.50		$1,980,000.00
11/1/2034		$52,357.50	$52,357.50	$159,715.00	$1,980,000.00
5/1/2035	$60,000.00	$50,920.00	$110,920.00		$1,920,000.00
11/1/2035		$50,920.00	$50,920.00	$161,840.00	$1,920,000.00
5/1/2036	$60,000.00	$49,420.00	$109,420.00		$1,860,000.00
11/1/2036		$49,420.00	$49,420.00	$158,840.00	$1,860,000.00
5/1/2037	$65,000.00	$47,857.50	$112,857.50		$1,795,000.00
11/1/2037		$47,857.50	$47,857.50	$160,715.00	$1,795,000.00
5/1/2038	$70,000.00	$46,170.00	$116,170.00		$1,725,000.00
11/1/2038		$46,170.00	$46,170.00	$162,340.00	$1,725,000.00
5/1/2039	$70,000.00	$44,420.00	$114,420.00		$1,655,000.00
11/1/2039		$44,420.00	$44,420.00	$158,840.00	$1,655,000.00
5/1/2040	$75,000.00	$42,607.50	$117,607.50		$1,580,000.00
11/1/2040		$42,607.50	$42,607.50	$160,215.00	$1,580,000.00
5/1/2041	$80,000.00	$40,670.00	$120,670.00		$1,500,000.00
11/1/2041		$40,670.00	$40,670.00	$161,340.00	$1,500,000.00
5/1/2042	$85,000.00	$38,607.50	$123,607.50		$1,415,000.00
11/1/2042		$38,607.50	$38,607.50	$162,215.00	$1,415,000.00
5/1/2043	$85,000.00	$36,482.50	$121,482.50		$1,330,000.00
11/1/2043		$36,482.50	$36,482.50	$157,965.00	$1,330,000.00
5/1/2044	$90,000.00	$34,295.00	$124,295.00		$1,240,000.00
11/1/2044		$34,295.00	$34,295.00	$158,590.00	$1,240,000.00
5/1/2045	$95,000.00	$31,899.38	$126,899.38		$1,145,000.00
11/1/2045		$31,899.38	$31,899.38	$158,798.75	$1,145,000.00
5/1/2046	$100,000.00	$29,291.25	$129,291.25		$1,045,000.00
11/1/2046		$29,291.25	$29,291.25	$158,582.50	$1,045,000.00
5/1/2047	$105,000.00	$26,549.38	$131,549.38		$940,000.00
11/1/2047		$26,549.38	$26,549.38	$158,098.75	$940,000.00
5/1/2048	$115,000.00	$23,606.88	$138,606.88		$825,000.00
11/1/2048		$23,606.88	$23,606.88	$162,213.75	$825,000.00
5/1/2049	$120,000.00	$20,463.75	$140,463.75		$705,000.00
11/1/2049		$20,463.75	$20,463.75	$160,927.50	$705,000.00
5/1/2050	$125,000.00	$17,186.88	$142,186.88		$580,000.00
11/1/2050		$17,186.88	$17,186.88	$159,373.75	$580,000.00
5/1/2051	$135,000.00	$13,709.38	$148,709.38		$445,000.00
11/1/2051		$13,709.38	$13,709.38	$162,418.75	$445,000.00
5/1/2052	$140,000.00	$10,031.25	$150,031.25		$305,000.00
11/1/2052		$10,031.25	$10,031.25	$160,062.50	$305,000.00
5/1/2053	$150,000.00	$6,152.50	$156,152.50		$155,000.00
11/1/2053		$6,152.50	$6,152.50	$162,305.00	$155,000.00
5/1/2054	$155,000.00	$4,146.25	$159,146.25	$159,146.25	$0.00
11/1/2054					

Budget Narrative
Fiscal Year 2027

REVENUES

Interest-Investments

The District earns interest on its operating accounts.

Operations & Maintenance Assessments – On Roll

The District will levy a Non-Ad Valorem assessment on all the assessable property within the District to pay for the operating expenditures during the Fiscal Year. The collection will be provided by the Tax Collector pursuant to Section 197.3632, Florida Statutes, which is the Uniform Collection Methodology.

Developer Contributions

The district will direct bill and collect non-ad valorem assessments on assessable property in order to pay for the debt service expenditures during the fiscal year.

Other Miscellaneous Revenues

Additional revenue sources not otherwise specified by other categories.

Special Assessments-Discounts

Per Section 197.162, Florida Statutes, discounts are allowed for early payment of assessments only when collected by the Tax Collector. The budgeted amount for the fiscal year is calculated at 4% of the anticipated Non-Ad Valorem assessments.

EXPENDITURES

Debt Service

Principal Debt Retirement

The district pays regular principal payments to annually to pay down/retire the debt.

Interest Expense

The District Pays interest Expenses on the debt twice a year.

Berry Bay

Community Development District

Supporting Budget Schedule

FY 2027

Assessment Summary
Fiscal Year 2027 vs. Fiscal Year 2026

ASSESSMENT ALLOCATION

Assessment Area One- Series 2021 Phases E, G, I, K, L, M

		O&M Assessment				Debt Service Series 2021				Total Assessments per Unit			Units
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	Dollar Change	FY 2027	FY 2026	Dollar Change	
SF 40'	144	$1,253.99	$1,106.25	$147.74	13%	$1,276.18	$1,276.18	0%	$0.00	$2,530.17	$2,382.43	$147.74	144
SF 50'	371	$1,567.49	$1,382.81	$184.68	13%	$1,595.23	$1,595.23	0%	$0.00	$3,162.72	$2,978.04	$184.68	371
SF 60'	148	$1,880.99	$1,659.37	$221.62	13%	$1,914.27	$1,914.27	0%	$0.00	$3,795.26	$3,573.64	$221.62	148
	663												**663**

Assessment Area Two- Series 2023 Villages D, F, F-2, I-2, J

		O&M Assessment				Debt Service Series 2023				Total Assessments per Unit			Units
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	Dollar Change	FY 2027	FY 2026	Dollar Change	
SF 40'	190	$1,253.99	$1,106.25	$147.74	13%	$1,382.51	$1,382.51	0%	$0.00	$2,636.50	$2,488.76	$147.74	190
SF 50'	83	$1,567.49	$1,382.81	$184.68	13%	$1,728.14	$1,728.14	0%	$0.00	$3,295.63	$3,110.95	$184.68	83
SF 60'	33	$1,880.99	$1,659.37	$221.62	13%	$2,073.77	$2,073.77	0%	$0.00	$3,954.76	$3,733.14	$221.62	33
	306												**306**

Assessment Area Three- Series 2024 Villages B, C

		O&M Assessment				Debt Service Series 2024				Total Assessments per Unit			Units
Product	Units	FY 2027	FY 2026	Dollar Change	Percent Change	FY 2027	FY 2026	Percent Change	Dollar Change	FY 2027	FY 2026	Dollar Change	
SF 50'	63	$1,567.49	$1,382.81	$184.68	13%	$1,625.00	$1,625.00	0%	$0.00	$3,192.49	$3,007.81	$184.68	63
SF 60'	31	$1,880.99	$1,659.37	$221.62	13%	$1,950.00	$1,950.00	0%	$0.00	$3,830.99	$3,609.37	$221.62	31
	94												**94**

RESOLUTION 2026-16

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT IMPOSING ANNUALLY RECURRING OPERATIONS AND MAINTENANCE NON-AD VALOREM SPECIAL ASSESSMENTS; PROVIDING FOR COLLECTION AND ENFORCEMENT OF ALL DISTRICT SPECIAL ASSESSMENTS; CERTIFYING AN ASSESSMENT ROLL; PROVIDING FOR AMENDMENT OF THE ASSESSMENT ROLL; PROVIDING FOR CHALLENGES AND PROCEDURAL IRREGULARITIES; APPROVING THE FORM OF A BUDGET FUNDING AGREEMENT; PROVIDING FOR SEVERABILITY; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Berry Bay Community Development District ("**District**") is a local unit of special-purpose government established pursuant to Chapter 190, Florida Statutes, for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is located in Hillsborough County, Florida ("**County**");

WHEREAS, the Board of Supervisors of the District ("**Board**") hereby determines to undertake various activities described in the District's adopted budget for fiscal year 2026-2027 attached hereto as **Exhibit A** ("**FY 2026-2027 Budget**") and incorporated as a material part of this Resolution by this reference;

WHEREAS, the District must obtain sufficient funds to provide for the activities described in the FY 2026-2027 Budget;

WHEREAS, the provision of the activities described in the FY 2026-2027 Budget is a benefit to lands within the District;

WHEREAS, the District may impose non-ad valorem special assessments on benefited lands within the District pursuant to Chapter 190, Florida Statutes;

WHEREAS, such special assessments may be placed on the County tax roll and collected by the local Tax Collector ("**Uniform Method**") pursuant to Chapters 190 and 197, Florida Statutes;

WHEREAS, the District has, by resolution and public notice, previously evidenced its intention to utilize the Uniform Method;

WHEREAS, the District has approved an agreement with the County Property Appraiser ("**Property Appraiser**") and County Tax Collector ("**Tax Collector**") to provide for the collection of special assessments under the Uniform Method;

WHEREAS, it is in the best interests of the District to proceed with the imposition, levy, and collection of the annually recurring operations and maintenance non-ad valorem special assessments on all assessable lands in the amount contained for each parcel's portion of the FY 2026-2027 Budget ("**O&M Assessments**");

WHEREAS, the Board desires to collect the annual installment for the previously levied debt service non-ad valorem special assessments ("**Debt Assessments**") in the amounts shown in the FY 2026-2027 Budget;

WHEREAS, the District adopted an assessment roll as maintained in the office of the District Manager, available for review, and incorporated as a material part of this Resolution by this reference ("**Assessment Roll**");

WHEREAS, it is in the best interests of the District to certify a portion of the Assessment Roll on the parcels designated in the Assessment Roll to the Tax Collector pursuant to the Uniform Method and to directly collect a portion of the Assessment Roll on the parcels designated in the Assessment Roll through the direct collection method pursuant to Chapter 190, Florida Statutes;

WHEREAS, it is in the best interests of the District to permit the District Manager to amend the Assessment Roll, including the property certified to the Tax Collector by this Resolution, as the Property Appraiser updates the property roll, for such time as authorized by Florida law; and

WHEREAS, **Berry Bay Development, LLC**, a Florida limited liability company ("**Developer**"), as the Developer of certain lands within the District, has agreed to fund (in addition to its portion of the O/M Assessments) up to $_____ of the FY 2026-2027 Budget as shown in the revenues line item of the FY 2026-2027 Budget pursuant to a budget funding agreement.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD:

Section 1. Benefit from Activities and O&M Assessments. The provision of the activities described in the FY 2026-2027 Budget confer a special and peculiar benefit to the lands within the District, which benefits exceed or equal the O&M Assessments allocated to such lands. The allocation of the expenses of the activities to the specially benefited lands is shown in the FY 2026-2027 Budget and in the Assessment Roll.

Section 2. O&M Assessments Imposition. Pursuant to Chapter 190, Florida Statutes and procedures authorized by Florida law for the levy and collection of special assessments, the O&M Assessments are hereby imposed and levied on benefited lands within the District in accordance with the FY 2026-2027 Budget and Assessment Roll. The lien of the O&M Assessments imposed and levied by this Resolution shall be effective upon passage of this Resolution.

Section 3. Collection and Enforcement of District Assessments.

a. **Uniform Method for Certain Debt Assessments and Certain O&M Assessments.** The collection of the Debt Assessments and O&M Assessments on

certain lands designated for collection using the Uniform Method as described in the Assessment Roll, shall be at the same time and in the same manner as County taxes in accordance with the Uniform Method**.** All assessments collected by the Tax Collector shall be due, payable, and enforced pursuant to Chapter 197, Florida Statutes.

b. **Direct Bill for Certain Debt Assessments.**
   i. The Debt Assessments on undeveloped and unplatted lands will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll**.**
   ii. Debt Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the Debt Assessments due may be paid in several partial, deferred payments and according to the following schedule:
      1. 50% due no later than October 1, 2026
      2. 25% due no later than February 1, 2027
      3. 25% due no later than April 1, 2027
   iii. In the event that a Debt Assessment payment is not made in accordance with the schedule stated above, the whole Debt Assessment – including any remaining partial or deferred payments for Fiscal Year 2026-2027 as well as any future installments of the Debt Assessment – shall immediately become due and payable. Such Debt Assessment shall accrue interest (at the applicable rate of any bonds or other debt instruments secured by the Debt Assessment), statutory penalties in the amount of 1% per month, and all costs of collection and enforcement. Such Debt Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties, interest, and costs of collection and enforcement.
   iv. In the event a Debt Assessment subject to direct collection by the District shall be delinquent, the District Manager and District Counsel, without further authorization by the Board, may initiate foreclosure proceedings pursuant to Chapter 170, Florida Statutes or other applicable law to collect and enforce the whole assessment, as set forth herein.

c. **Direct Bill for Certain O&M Assessments.**
   i. The O&M Assessments on certain lands (as designated for direct collection in the Assessment Roll) will be collected directly by the District in accordance with Florida law, as set forth in the Assessment Roll.
   ii. O&M Assessments directly collected by the District are due in full on December 1, 2026; provided, however, that, to the extent permitted by law, the O&M Assessments due may be paid in several partial, deferred payments and according to the following schedule:
      1. 50% due no later than October 1, 2026
      2. 25% due no later than February 1, 2027
      3. 25% due no later than April 1, 2027
   iii. In the event that an O&M Assessment payment is not made in accordance with the schedule stated above, the whole O&M Assessment may immediately become due and payable. Such O&M Assessment shall

accrue statutory penalties in the amount of 1% per month and all costs of collection and enforcement. Such O&M Assessment shall either be enforced pursuant to a foreclosure action, or, at the District's sole discretion, collected pursuant to the Uniform Method on a future tax bill, which amount may include penalties and costs of collection and enforcement.

d. **Future Collection Methods.** The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Section 4. Certification of Assessment Roll. The Assessment Roll is hereby certified and authorized to be transmitted to the Tax Collector.

Section 5. Assessment Roll Amendment. The District Manager shall keep apprised of all updates made to the County property roll by the Property Appraiser after the date of this Resolution and shall amend the Assessment Roll in accordance with any such updates, for such time as authorized by Florida law. After any amendment of the Assessment Roll, the District Manager shall file the updates to the tax roll in the District records.

Section 6. Assessment Challenges. The adoption of this Resolution shall be the final determination of all issues related to the O&M Assessments as it relates to property owners whose benefited property is subject to the O&M 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 O&M Assessments, and the levy, collection, and lien of the O&M 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 7. Procedural Irregularities. Any informality or irregularity in the proceedings in connection with the levy of the O&M Assessments shall not affect the validity of the same after the adoption of this Resolution, and any O&M Assessments as finally approved shall be competent and sufficient evidence that such O&M Assessment was duly levied, that the O&M Assessment was duly made and adopted, and that all other proceedings adequate to such O&M Assessment were duly had, taken, and performed as required.

Section 8. Approving the Form of a Budget Funding Agreement with Developer. The Budget Funding Agreement between the District and Developer attached hereto as **Exhibit B** is hereby approved in substantial form. The Chair or the Vice-Chair of the Board are hereby authorized and directed to execute and deliver said agreement on behalf of and in the name of the District. Any additions, deletions or modifications may be made and approved by the Chair or the Vice-Chair and their execution of the agreement shall be conclusive evidence of such approval.

Section 9. Severability. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

Section 10. Effective Date. This Resolution shall take effect upon the passage and adoption of this Resolution by the Board.

Passed and Adopted on August 6, 2026.

Attested By:	**Berry Bay Community Development District**
_____	_____
Name:_____	Name: Carlos de la Ossa
Title: ☐Secretary/☐Assistant Secretary	Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget
Exhibit B: Form of Budget Funding Agreement

FY 2026-2027 Operations and Maintenance
Budget Funding Agreement
(Berry Bay Community Development District)

This FY 2026-2027 Operations and Maintenance Budget Funding Agreement (this "**Agreement**") is made and entered into as of August 6, 2026, between the **Berry Bay Community Development District**, a local unit of special-purpose government, established pursuant to Chapter 190, Florida Statutes (the "**District**"), whose mailing address is 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 and **Berry Bay Development, LLC**, a Florida limited liability company, whose mailing address is 111 S. Armenia Avenue, Tampa, Florida 33609 (collectively, the "**Developer**").

Recitals

WHEREAS, the District was established for the purpose of providing, preserving, operating, and maintaining infrastructure improvements, facilities, and services to the lands within the District;

WHEREAS, the District is adopting its budget for fiscal year 2026-2027 as attached hereto as **Exhibit A** (the "**FY 2026-2027 Budget**"), which commences on October 1, 2026, and concludes on September 30, 2027;

WHEREAS, the District has the option of levying non-ad valorem assessments on all lands that will benefit from the activities set forth in the FY 2026-2027 Budget, and/or utilizing such other revenue sources as may be available to it;

WHEREAS, the District is willing to allow the Developer to provide such funds as are necessary to allow the District to proceed with its activities as described in the FY 2026-2027 Budget so long as payment is timely provided;

WHEREAS, the Developer presently owns certain property within the District as reflected on the assessment roll on file with the District Manager (the "**Property**");

WHEREAS, the Developer agrees that the activities of the District described in the FY 2026-2027 Budget provide a special and peculiar benefit to the Property that is equal to or in excess of the expenses reflected in the FY 2026-2027 Budget; and

WHEREAS, the Developer has agreed to enter into this Agreement in addition to the non-ad valorem special assessments allocated to the Property to fund the activities of the District as set forth in the FY 2026-2027 Budget.

Operative Provisions

Now, therefore, based upon good and valuable consideration and the mutual covenants of the parties, the receipt of which and sufficiency of which are hereby acknowledged, the parties agree as follows:

1. **Funding Obligations**. From time to time during the 2026-2027 fiscal year, the Developer agrees to make available to the District the aggregate sum of up to ***$[Insert Adopted 2026-2027 Budget Amount]*** in accordance with the FY 2026-2027 Budget as such expenses are incurred by the District. Such payments shall be made within 30 days of written request for funding by the District. All funds provided hereunder shall be placed in the District's general operating account.

2. **FY 2026-2027 Operations and Maintenance Reports, Budget Reports and Budget Amendments**. Each month during FY 2026-2027, the Developer shall provide the District Manager with a written report on the projected additions to the completed and developed phases within the District during FY 2026-2027. The District Manager shall provide the Developer with a monthly written report with the actual expenses for the previous month and anticipated expenses and operational activities for the remainder of the year based on current District operations and additional maintenance responsibilities which may be added during FY 2026-2027. The District and Developer agree that the FY 2026-2027 Budget shall be revised at the end of the 2026-2027 fiscal year to reflect the actual expenditures of the District for the period beginning on October 1, 2026 and ending on September 30, 2027. The Developer shall not be responsible for any additional costs other than those costs provided for in the FY 2026-2027 Budget. However, if the actual expenditures of the District are less than the amount shown in the FY 2026-2027 Budget, the Developer's funding obligations under this Agreement shall be reduced by that amount.

3. **Right to Lien Property**.
   a. The District shall have the right to file a continuing lien ("**Lien**") upon the Property for all payments due and owing under this Agreement and for interest thereon, and for reasonable attorneys' fees, paralegals' fees, expenses and court costs incurred by the District incident to the collection of funds under this Agreement or for enforcement of this Lien. In the event the Developer sells any portion of the Property after the execution of this Agreement, the Developer's rights and obligations under this Agreement shall remain the same, provided however that the District shall only have the right to file a Lien upon the remaining Property owned by the Developer.
   b. The Lien shall be effective as of the date and time of the recording of a "Notice of Lien for the FY 2026-2027 Budget" in the public records of the county, stating among other things, the description of the real property and the amount due as of the recording of the Notice, and the existence of this Agreement.
   c. The District Manager, in its sole discretion, is hereby authorized by the District to file the Notice on behalf of the District, without the need of further Board action authorizing or directing such filing. At the District Manager's direction, the District may also bring an action at law against the record title holders to the Property to pay the amount due under this Agreement, may foreclose the Lien against the Property in any manner authorized by law, or may levy special assessments for the Lien amount and certify them for collection by the tax collector.

4. **Default**. A default by either party under this Agreement shall entitle the other to all remedies available at law or in equity, which shall include, but not be limited to, the right to seek specific performance of the Developer's payment obligations under this Agreement, but shall not include special, consequential, or punitive damages.

5. **Enforcement and Attorney Fees**. In the event either party is required to enforce this Agreement, then the prevailing party shall be entitled to all fees and costs, including reasonable attorney's fees and costs, from the non-prevailing party.

6. **Governing Law and Venue**. This Agreement and the provisions contained herein shall be construed, interpreted and controlled according to the laws of the State of Florida with venue in the county where the District is located.

7. **Anti-Human Trafficking**. Pursuant to Section 787.06, Florida Statutes, Developer represents that in entering into this Agreement, the Developer does not use coercion for labor or services as defined in the statute. The Developer is required to provide an affidavit, signed by an officer or a representative

of the Developer with this representation, addressed to the District, as required by Section 787.06(13), Florida Statutes.

8. **Interpretation**. This Agreement has been negotiated fully between the parties as an arm's length transaction. The parties participated fully in the preparation of this Agreement with the assistance of their respective counsel. In the case of a dispute concerning the interpretation of any provision of this Agreement, the parties are each deemed to have drafted, chosen and selected the language, and the doubtful language will not be interpreted or construed against any party.

9. **Termination of Agreement**. The Agreement shall be effective upon execution by both parties hereto and shall remain in force until the end of the 2026-2027 fiscal year on September 30, 2027. The lien and enforcement provisions of this Agreement shall survive its termination, until all payments due under this Agreement are paid in full.

10. **Third Parties**. This Agreement is solely for the benefit of the parties hereto and no right or cause of action shall accrue upon or by reason hereof, to or for the benefit of any third party not a formal party hereto. Nothing in this Agreement expressed or implied is intended or shall be construed to confer upon any person or corporation other than the parties hereto any right, remedy or claim under or by reason of this Agreement or any provisions or conditions hereof; and all of the provisions, representations, covenants and conditions herein contained shall inure to the sole benefit of and shall be binding upon the parties hereto and their respective representatives, successors and assigns.

11. **Amendments**. Amendments to and waivers of the provisions contained in this Agreement may be made only by an instrument in writing which is executed by both of the parties hereto.

12. **Assignment**. This Agreement may be assigned, in whole or in part, by either party only upon the written consent of the other, which consent shall not be unreasonably withheld.

13. **Authority**. The execution of this Agreement has been duly authorized by the appropriate body or official of all parties hereto, each party has complied with all the requirements of law, and each party has full power and authority to comply with the terms and provisions of this instrument.

14. **Entire Agreement**. This instrument shall constitute the final and complete expression of this Agreement between the parties relating to the subject matter of this Agreement.

IN WITNESS WHEREOF, the parties have executed this Agreement as of the date first written above.

Berry Bay Development, LLC, a Florida limited liability company By: Eisenhower Management, Inc. a Florida corporation as Manager	**Berry Bay Community** **Development District**
_____ Name: Nicholas Dister Title: Authorized Representative	_____ Name: Carlos de la Ossa Title: Chair of the Board of Supervisors

Exhibit A: FY 2026-2027 Budget

RESOLUTION 2026-17

A RESOLUTION OF THE BOARD OF SUPERVISORS OF BERRY BAY COMMUNITY DEVELOPMENT DISTRICT DESIGNATING DATES, TIME AND LOCATION FOR REGULAR MEETINGS OF THE BOARD OF SUPERVISORS AND PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, Berry Bay Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within the County of Hillsborough, Florida; and

WHEREAS, the District's Board of Supervisors (hereinafter the "Board"), is statutorily authorized to exercise the powers granted to the District, but has not heretofore met; and

WHEREAS, all meetings of the Board shall be open to the public and governed by the provisions of Chapter 286, Florida Statutes; and

WHEREAS, the District is required by Florida law to prepare an annual schedule of its regular public meetings which designates the date, time, and location of the District's meetings.

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

Section 1. The annual public meeting schedule of the Board of Supervisors of the for the Fiscal Year 2026 attached hereto and incorporated by reference herein as Exhibit A is hereby approved and will be published and filed in accordance with the requirements of Florida law.

Section 2. The District Manager is hereby directed to submit a copy of the Fiscal Year 2027 annual public meeting schedule to Hillsborough County and the Department of Economic Opportunity.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED THIS 6TH DAY OF AUGUST 2026.

ATTEST:	**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
SECRETARY/ASSISTANT SECRETARY	**CHAIR – VICE CHAIRMAN**

EXHIBIT A

BOARD OF SUPERVISORS MEETING DATES
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2027

October 1, 2026
November 5, 2026
December 3, 2026
January 7, 2027
February 4, 2027
March 4, 2027
April 1, 2027
May 6, 2027
June 3, 2027
July 1, 2027
August 5, 2027
September 2, 2027

All meetings will convene at the Offices of Inframark

located at 2005 Pan Am Circle Suite 300, Tampa, FL 33607.

RESOLUTION 2026-18

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BERRY BAY COMMUNITY DEVELOPMENT DISTRICT ADOPTING GOALS, OBJECTIVES, AND PERFORMANCE MEASURES AND STANDARDS; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, effective July 1, 2024, the Florida Legislature adopted House Bill 7013, codified as Chapter 2024-136, Laws of Florida ("HB 7013") and creating Section 189.0694, Florida Statutes; and

WHEREAS, pursuant to HB 7013 and Section 189.0694, Florida Statutes, beginning October 1, 2024, the District shall establish goals and objectives for the District and create performance measures and standards to evaluate the District's achievement of those goals and objectives; and

WHEREAS, the District Manager has prepared the attached goals, objectives, and performance measures and standards and presented them to the Board of the District; and

WHEREAS, the District's Board of Supervisors ("Board") finds that it is in the best interests of the District to adopt by resolution the attached goals, objectives and performance measures and standards.

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

SECTION 1. The recitals so stated are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. The District Board of Supervisors hereby adopts the goals, objectives and performance measures and standards as provided in **Exhibit A.** The District Manager shall take all actions to comply with Section 189.0694, Florida Statutes, and shall prepare an annual report regarding the District's success or failure in achieving the adopted goals and objectives for consideration by the Board of the District.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 6TH day of August 2026.

ATTEST:	**BERRY BAY** **COMMUNITY DEVELOPMENT DISTRICT**
_____	_____
Secretary/Assistant Secretary	Chair, Board of Supervisors

Exhibit A: Performance Measures/Standards and Annual Reporting

Exhibit A

INFRAMARK
COMMUNITY MANAGEMENT

Memorandum

To: Board of Supervisors

From: District Management

Date:

RE: HB7013 – Special Districts Performance Measures and Standards

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To enhance accountability and transparency, new regulations were established for all special districts, by the Florida Legislature, during its 2024 legislative session. Starting on October 1, 2024, or by the end of the first full fiscal year after its creation (whichever comes later), each special district must establish goals and objectives for each program and activity, as well as develop performance measures and standards to assess the achievement of these goals and objectives. Additionally, by December 1 each year (initial report due on December 1, 2026), each special district is required to publish an annual report on its website, detailing the goals and objectives achieved, the performance measures and standards used, and any goals or objectives that were not achieved.

District Management has identified the following key categories to focus on for Fiscal Year 2027 and develop statutorily compliant goals for each:

- Community Communication and Engagement
- Infrastructure and Facilities Maintenance
- Financial Transparency and Accountability

Additionally, special districts must provide an annual reporting form to share with the public that reflects whether the goals and objectives were met for the year. District Management has streamlined these requirements into a single document that meets both the statutory requirements for goal/objective setting and annual reporting.

The proposed goals/objectives and the annual reporting form are attached as exhibit A to this memo. District Management recommends that the Board of Supervisors adopt these goals and objectives to maintain compliance with HB7013 and further enhance its commitment to the accountability and transparency of the District.

Exhibit A:

Goals, Objectives, and Annual Reporting Form

Berry Bay Community Development District ("District")
Performance Measures/Standards & Annual Reporting Form

October 1, 2026 – September 30, 2027

1. Community Communication and Engagement

Goal 1.1: Public Meetings Compliance

Objective: Hold at least four regular Board of Supervisor ("Board") meetings per year to conduct District-related business and discuss community needs.
Measurement: Number of public Board meetings held annually as evidenced by meeting minutes and legal advertisements.
Standard: A minimum of four Board meetings were held during the fiscal year.
Achieved: Yes ☐ No ☐

Goal 1.2: Notice of Meetings Compliance

Objective: Provide public notice of each meeting in accordance with Florida Statutes, using at least two communication methods.
Measurement: Timeliness and method of meeting notices as evidenced by posting to the District's website, publishing in local newspaper of general circulation, and or via electronic communication.
Standard: 100% of meetings were advertised in accordance with Florida Statutes on at least two mediums (e.g., newspaper, District website, electronic communications).
Achieved: Yes ☐ No ☐

Goal 1.3: Access to Records Compliance

Objective: Ensure that meeting minutes and other public records are readily available and easily accessible to the public by completing monthly District website checks.
Measurement: Monthly website reviews will be completed to ensure meeting minutes and other public records are up to date as evidenced by District Management's records.
Standard: 100% of monthly website checks were completed by District Management or third party vendor.
Achieved: Yes ☐ No ☐

2. Infrastructure and Facilities Maintenance

Goal 2.1: Field Management and/or District Management Site Inspections Objective: Field manager and/or district manager will conduct inspections per District Management services agreement to ensure safety and proper functioning of the District's infrastructure.
Measurement: Field manager and/or district manager visits were successfully completed per management agreement as evidenced by field manager and/or district manager's reports, notes or other record keeping method.
Standard: 100% of site visits were successfully completed as described within District Management services agreement
Achieved: Yes ☐ No ☐

Goal 2.2: District Infrastructure and Facilities Inspections

Objective: District Engineer will conduct an annual inspection of the District's infrastructure and related systems.
Measurement: A minimum of one inspection completed per year as evidenced by district engineer's report related to District's infrastructure and related systems.
Standard: Minimum of one inspection was completed in the fiscal year by the District's engineer.
Achieved: Yes ☐ No ☐

3. Financial Transparency and Accountability

Goal 3.1: Annual Budget Preparation

Objective: Prepare and approve the annual proposed budget by June 15 and final budget was adopted by September 30 each year.

Measurement: Proposed budget was approved by the Board before June 15 and final budget was adopted by September 30 as evidenced by meeting minutes and budget documents listed on the District's website and/or within District records.

Standard: 100% of budget approval & adoption were completed by the statutory deadlines and posted to the District's website.

Achieved: Yes ☐ No ☐

Goal 3.2: Financial Reports

Objective: Publish to the District's website the most recent versions of the following documents: Florida Auditor General link (https://flauditor.gov/) to obtain current and past Annual audit, current fiscal year budget with any amendments, and most recent financials within the latest agenda package.

Measurement: Florida Auditor General link (https://flauditor.gov/) to the Annual audit, previous years' budgets, and financials are accessible to the public as evidenced by corresponding documents on the District's website.

Standard: District's website contains 100% of the following information: Department of Financial Services link to obtain Annual audit, most recent adopted/amended fiscal year budget, and most recent agenda package with updated financials.

Achieved: Yes ☐ No ☐

Goal 3.3: Annual Financial Audit

Objective: Conduct an annual independent financial audit per statutory requirements and publish the Florida Auditor General link (https://flauditor.gov/) to the results to the District's website for public inspection, and transmit to the State of Florida.

Measurement: Timeliness of audit completion and publication as evidenced by meeting minutes showing Board approval and annual audit is available on the District's website and transmitted to the State of Florida.

Standard: Audit was completed by an independent auditing firm per statutory requirements and results were posted to the District's website and transmitted to the State of Florida.

Achieved: Yes ☐ No ☐

SIGNATURES:

Chair/Vice Chair: _____ Date: _____

Printed Name: _____

Berry Bay Community Development District

District Manager: _____ Date: _____

Printed Name: _____

Berry Bay Community Development District

MINUTES OF MEETING
BERRY BAY
COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of Berry Bay Community Development District was held on Thursday, July 2, 2026, and called to order at 2:10 p.m., at the Offices of Inframark LLC located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607.

Present and constituting a quorum were:

Carlos de la Ossa	Chairperson	
Nicholas Dister	Vice Chairperson	*(via phone)*
Kelly Evans	Assistant Secretary	
Ryan Motko	Assistant Secretary	
Chloe Firebaugh	Assistant Secretary	

Also present were:

Angel Montagna	District Manager	
Rollamay Turkoane	District Manager	
Brooke Chapman	District Manager	
John Vericker	District Counsel	
Kathryn Hopkinson	District Counsel	
Sade Smith	Clubhouse Manager	*(via phone)*
Long Nyguen	Field Manager	

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

FIRST ORDER OF BUSINESS **Call to Order/Roll Call**

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

SECOND ORDER OF BUSINESS **Public Comments**

Residents presented and discussed their concerns.

THIRD ORDER OF BUSINESS **Business Items**

A. Consideration of Resolution 2026-14; Designation of Officers

The following persons were elected to the offices:

- Carlos de la Ossa — Chairperson
- Nicholas Dister — Vice-Chairperson
- Brian Lamb — Secretary
- Ryan Motko — Assistant Secretary
- Kelly Evans — Assistant Secretary
- Chloe Firebaugh — Assistant Secretary

- Angel Montagna Assistant Secretary
- Kristee Cole Assistant Secretary
- Eric Davidson Treasurer

On MOTION by Mr. de la Ossa seconded by Mr. Motko, with all in favor, Resolution 2026-14; Designation of Officers, as detailed above, was adopted. 5-0

B. Discussion of Down to Earth 60-Day Notice to Cure

Ms. Hopkinson conducted the review and Mr. de la Ossa, confirmed his satisfaction with the progress, resulting in the notice being lifted.

C. Discussion of Inframark 60-Day Notice to Cure

Ms. Hopkinson conducted the review and Mr. de la Ossa, confirmed his satisfaction with the progress, resulting in the notice being lifted.

FOURTH ORDER OF BUSINESS Consent Agenda

A. Approval of Minutes of the June 04, 2026, Regular Meeting
B. Consideration of Operation and Maintenance May 2026
C. Acceptance of the Financials and Approval of the Check Register for May 2026
D. Ratification of Down to Earth Proposal #148529 ($2,830.50)
E. Ratification of Down to Earth Proposal #149759 ($7,853.45)
F. Ratification of Down to Earth Proposal #149249 ($2,592.06)
G. Ratification of Down to Earth Proposal #148810 ($2,999.62)
H. Ratification of Down to Earth Proposal #148228 ($6,617.50)
I. Ratification of Down to Earth Proposal #149731 ($3,188.62)
J. Ratification of Down to Earth Proposal #148653 ($4,440.70)
K. Ratification of Down to Earth Proposal #149730 ($3,685.77)
L. Ratification of Down to Earth Proposal #148827 ($2,148.00)
M. Ratification of Down to Earth Proposal #148871 ($4,995.65)
N. Ratification of 4 S Cattle Company Proposal #1053 ($6,506.50)
O. Ratification of Blue Life Pool Service Proposal #6435 ($153.00)
P. Ratification of Kings Power Washing Services Proposal #10280 ($425.00)
Q. Ratification of Blue Life Pool Service Proposal #6435 ($193.00)
R. Ratification of Blue Life Pool Service Proposal #6480 ($200.00)
S. Ratification of Blue Life Pool Service Proposal #6554 ($400.00)

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

FIFTH ORDER OF BUSINESS Staff Reports

A. District Counsel
B. District Engineer

There being no reports, the next item followed.

C. District Manager

i. Field Inspections Report

Mr. Nyguen presented and reviewed the Field Inspections Report, a copy of which was included in the agenda package. Mr. Nguyen provided 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 2:31 pm. 5-0

_____ _____

Rollamay Turkoane Carlos de la Ossa
District Manager 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	6/1/2026	23969	$2,000.00			POOL SERVICES
CITY-WIDE CLEANING LLC	6/20/2022	20220	$900.00			JUNE 2026 CLUBHOUSE JANITORIAL
CITY-WIDE CLEANING LLC	6/20/2026	20219	$345.00		$1,245.00	PET STATION JUNE 2026
DOWN TO EARTH	6/1/2026	176409	$28,694.08			LANDSCAPE MAINTENANCE CONTRACT
ECO-LOGIC SERVICES LLC	5/31/2026	6620	$4,635.00			LAKE MAINTENANCE
ECO-LOGIC SERVICES LLC	6/29/2026	6757	$3,385.00		$8,020.00	JUNE 2026-LAKE MAINTENANCE
INFRAMARK LLC	5/21/2026	96830A	$3,000.00			DISTRICT MANAGEMENT
INFRAMARK LLC	5/21/2026	96830A	$375.00			ACCOUNTING SERVICES
INFRAMARK LLC	5/21/2026	96830A	$1,000.00			FIELD MGMT
INFRAMARK LLC	5/21/2026	96830A	$125.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	5/21/2026	96830A	$12.03			COPIES/POSTAGE
INFRAMARK LLC	5/21/2026	96830A	$350.00	$4,862.03		DISSEMINATION SERVICES
INFRAMARK LLC	6/3/2026	180969	$1,000.00			ACCOUNTING SERVICES
INFRAMARK LLC	6/3/2026	180969	$1,250.01			DISSEMINATION SERVICES
INFRAMARK LLC	6/3/2026	180969	$2,083.33			DISTRICT MANAGEMENT
INFRAMARK LLC	6/3/2026	180969	$1,500.00			FIELD MANAGEMENT
INFRAMARK LLC	6/3/2026	180969	$5,833.33			ON-SITE MANAGEMENT
INFRAMARK LLC	6/3/2026	180969	$200.00			WEBSITE MAINTENANCE/ADMIN
INFRAMARK LLC	6/3/2026	180969	$375.00			RECORDING SECRETARY
INFRAMARK LLC	6/3/2026	180969	$416.67			ASSESSMENT ROLL
INFRAMARK LLC	6/3/2026	180969	$100.00			TECHNOLOGY SERVICES
INFRAMARK LLC	6/3/2026	180969	$100.00			RENTAL AND LEASES
INFRAMARK LLC	6/3/2026	180969	$458.33	$13,316.67		ADMINISTRATION
INFRAMARK LLC	6/22/2026	182408	$11.84			POSTAGE
INFRAMARK LLC	6/19/2026	181838	$1,000.00			MAY 2026 ACCOUNTING SERV
INFRAMARK LLC	6/19/2026	181838	$1,500.00			FIELD MGMT MAY 2026
INFRAMARK LLC	6/19/2026	181838	$5,833.33			ON SITE MGR MAY 2026
INFRAMARK LLC	6/19/2026	181838	$1,250.00			DISSEMINATION SERV MAY 2026
INFRAMARK LLC	6/19/2026	181838	$2,083.33			DISTRICT MGMT MAY 2026
INFRAMARK LLC	6/19/2026	181838	$200.00			WEBSITE ADMIN MAY 2026

BERRY BAY CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
INFRAMARK LLC	6/19/2026	181838	$375.00			RECORDING SECRETARY MAY 2026
INFRAMARK LLC	6/19/2026	181838	$416.67			ASSESSMENT SERV MAY 2026
INFRAMARK LLC	6/19/2026	181838	$100.00			TECHNOLOGY SERV MAY 2026
INFRAMARK LLC	6/19/2026	181838	$100.00			RECORD STORAGE FEE MAY 2026
INFRAMARK LLC	6/19/2026	181838	$458.33	$13,316.66	$31,507.20	ADMIN FEES MAY 2026
JOBE PEST SERVICES	6/28/2026	6531	$140.00			PEST CONTROL
SIGNAL 88 FRANCHISE GROUP, INC.	6/1/2026	US 173822	$64.00			SECURITY MONITORING
STANTEC CONSULTING SERVICES INC	5/25/2026	2570364	$962.50			ENGINEERING SERVICES
STRALEY ROBIN VERICKER	6/4/2026	28493	$2,621.10			PROFESSIONAL SERVICES
SWINE SOLUTIONS	6/23/2026	752	$1,550.00			MONTHLY TRAPPING SERVICES
Monthly Contract Subtotal			**$76,803.88**			
Variable Contract						
4 S CATTLE COMPANY LLC	6/9/2026	1011	$4,504.50			HOG PROOF FENCE
ALVAREZ PLUMBING & AIR CONDITIONING	5/27/2026	84539	$295.00			SERVICE CALL-CLEARED DRAIN LINE AND CHECKED OVERAL SYSTEM
BLUE LIFE POOL SERVICE LLC	5/26/2026	23852	$4,547.00			Filter replacement
BLUE LIFE POOL SERVICE LLC	6/24/2026	24279	$193.00			POOL LIGHT WEDGE
BLUE LIFE POOL SERVICE LLC	6/19/2026	24254	$200.00		$4,940.00	POOL CLEANING
COASTAL FENCE SERVICES, LLC	6/2/2026	123	$875.00			GATE REPAIRS-POOL AREA
COASTAL FENCE SERVICES, LLC	6/23/2026	131	$375.00		$1,250.00	NEW POLE BAR
DOWN TO EARTH	6/10/2026	177965	$1,750.00			LANDSCAPE MAINTENANCE-TREE STAKE AND STRAP REMOVAL
DOWN TO EARTH	6/10/2026	177964	$807.35			SOD REPLACEMENT
DOWN TO EARTH	6/26/2026	179735	$4,995.65		$7,553.00	Amenity center replacements
KINGS POWER WASHING SERVICES	5/29/2026	1247	$425.00			POWER WASHING
KINGS POWER WASHING SERVICES	6/22/2026	1256	$425.00		$850.00	POWER WASHING-POOL FURNITURE
SIGNAL 88 FRANCHISE GROUP, INC.	6/1/2026	US_180564	$2,176.00			SECURITY 06/01/26-06/30/26
WEISER SECURITY SERVICES INC	6/25/2026	1272483	$67.50			SECURITY MONITORING 06/12/26-06/18/26
Variable Contract Subtotal			**$21,636.00**			
Utilities						

BERRY BAY CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
CHARTER COMMUNICATIONS	5/31/2026	2748863053126-ACH	$120.57			INTERNET AND VOICE SERVICES
TECO	6/11/2026	061126-89422-ACH	$1,492.08			ELECTRIC
TECO	6/5/2026	060526-26104-ACH	$10,502.25			STREETLIGHTS
TECO	6/5/2026	060526-26104-ACH	$121.08	$10,623.33	$12,115.41	ELECTRIC
Utilities Subtotal			**$12,235.98**			
Regular Services						
CARLOS DE LA OSSA	6/4/2026	CO-060426	$200.00			BOARD 06/04/2026
INFRAMARK LLC	6/22/2026	182408	$215.76			GODADDY WEBSITE
KELLY ANN EVANS	6/4/2026	KE-060426	$200.00			BOARD 06/04/2026
NICHOLAS J. DISTER	6/4/2026	ND-060426	$200.00			BOARD 06/04/2026
RYAN MOTKO	6/4/2026	RM-060426	$200.00			BOARD 06/04/2026
SIGNAL 88 FRANCHISE GROUP, INC.	5/23/2026	US 169731	$440.00			SECURITY 05/23/26 - 05/31/26
TRUIST - CC	6/2/2026	060226-1411	$69.85			SPECIAL EVENT-TABLE
TRUIST - CC	6/2/2026	060226-1411	$38.10			MAY OFFICE SUPPLIES
TRUIST - CC	6/2/2026	060226-1411	$54.04	$161.99	$161.99	MAY OFFICE SUPPLIES
U.S. BANK	5/22/2026	8196456	$104.16			ADMINISTRATION FEES-05/01/26-04/30/27
U.S. BANK	5/22/2026	8196456	$145.84	$250.00	$250.00	TRUSTEE FEES
WEISER SECURITY SERVICES INC	6/18/2026	1271719	$67.50			SERVICE 06/05/26 - 06/11/26
Regular Services Subtotal			**$1,935.25**			
Additional Services						
BOCC	6/5/2026	060526-2137371989	$845.00			TEMPORARY HYDRANT APPLICATION
COASTAL OUTDOOR SERVICES LLC	5/25/2026	3548	$26,400.00			LANDSCAPE MAINTENANCE-WATERING TRUCKS
DOWN TO EARTH	6/19/2026	178403	$2,296.70			2 MAPLE REPLACEMENT MAY 2026
DOWN TO EARTH	6/19/2026	178409	$7,853.45			SOD REPLACEMENT JUNE 2026
DOWN TO EARTH	6/19/2026	178407	$1,350.00			GRADE HOG DAMAGE POND 18
DOWN TO EARTH	6/19/2026	178406	$380.00			GRADE HOG DAMAGE DUG CREEK WAY
DOWN TO EARTH	6/19/2026	178405	$340.00			REMOVE DEAD SABAL PALMS

BERRY BAY CDD

Summary of Operations and Maintenance Invoices

Vendor	Invoice Date	Invoice/Account Number	Amount	Invoice Total	Vendor Total	Comments/Description
DOWN TO EARTH	6/19/2026	178404	$6,617.50			SOD REPLACEMENT
DOWN TO EARTH	6/25/2026	179641	$3,685.77		$22,523.42	JUNE 2026-HOG DAMAGE POND 11
SHERRY NOBLES-WHITE	6/2/2026	NOBLES WHITE-REFUND	$200.00			REFUND CLUBHOUSE DEPOSIT
Additional Services Subtotal			**$49,968.42**			
TOTAL			**$162,579.53**			

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
23969	06/01/2026	$2,000.00	07/01/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
Manatee - Commercial	Regular pool Service	1	2,000.00	2,000.00

Ways to pay

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

View and pay

City-Wide Cleaning LLC

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

INVOICE NO. 20220

TO: Berry Bay Clubhouse
2005 Pan Am
Tampa, Fl
C/o Indramite

DATE: 6/20/26

		Month of June 26 Cleaning Service Berry Bay Clubhouse		900	00
			Sub Total		
			Tax		
			Total	900	00

City-Wide Cleaning LLC

P.O. Box 262142
Tampa, FL 33685
(813) 624-4479

INVOICE NO. 20219

TO: Berry Bay
2005 Pan Am
Tampa FL
C/o Intramark

DATE: 6/30/21

Month of June 26			
Berry Bay Pet stations		300	00
Dog Bags & liners		45	00
	Sub Total		
	Tax		
	Total	345	00

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #176409
June 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	Invoice Date	Date Due	Terms	Customer PO #
Berry Bay CDD Contract (2026) Estimate # 135074	6/1/2026	7/16/2026	Net 45	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#135074 - Berry Bay CDD Contract (2026)				**$28,694.08**
General Maintenance				**$27,976.08**
New Development Area - Start 1/1/26				**$718.00**

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	$28,694.08
Sales Tax	$0.00
Total	**$28,694.08**
Credits/Payments	($0.00)
Balance Due	**$28,694.08**

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

STORM RESPONSE

PRE-AUTHORIZATION AGREEMENT

Hurricane Season 2026 • Down to Earth Landscape & Irrigation

Hurricane season demands preparation. This Pre-Authorization Agreement establishes a formal service commitment between SSS Down to Earth Opco LLC dba Down to Earth ("DTE") and the undersigned client ("Client"), ensuring a structured, prioritized, and transparent storm response before the storm arrives.

Why Sign Before the Storm?

- Pre-authorized clients receive priority dispatch. DTE mobilizes to your property before responding to non-authorized requests.
- DTE begins property assessment immediately after a storm clears, no waiting for a quote before work can start.

SECTION 1 — PARTIES & PROPERTY INFORMATION

Property / Business Name	**Property Address**
Primary Contact Name & Title	**Primary Contact Phone & Email**
Emergency Contact Name	**Emergency Contact Phone**
Billing Contact Name & Title	**Billing Email and Phone**

SECTION 2 — THREE-PHASE RESPONSE PLAN

Phase 1 Emergency Clearance (Storm Labor Rates Apply)

Upon arrival, DTE prioritizes life-safety access: clearing roadways, driveways, building entrances, and walkways to ensure unobstructed access for first responders and essential personnel. Service provided up to the Client's pre-authorized items in section 3.

Phase 2 Complete Cleanup, Staking & Structural Support (Storm + Equipment Rates)

Full property cleanup including debris removal, tree staking and support, specific landscape rebuilds as requested. Bringing the property to a state where normal maintenance operations can resume. Service provided up to the Client's pre-authorized items in section 3. Client is notified if additional service/equipment approvals are needed.

Phase 3 Property Rebuild & Enhancements (Standard Labor Rates Apply)

Full landscape and irrigation restoration and enhancement work to bring the property to pre-storm or improved condition. Separate proposals will be provided and approved before Phase 3 work begins. Normal labor/enhancement pricing applies.

Note: Response timelines may vary depending on storm and may be affected by road closures, mandatory curfews, fuel availability, or other conditions beyond DTE's control. DTE will communicate proactively with the Client's designated contacts if delays are anticipated.

SECTION 3 — STORM PRICING

The following rates apply to all storm response work. All rates are fixed at time of agreement signing. Overtime (OT) rates apply after a single day or work performed on weekends/holidays. Clients select service/equipment to pre-authorize services. Debris may be staged onsite or hauled offsite at Client direction. Hauling, loading, and disposal are billed separately at rates below.

Approval (initial)	Service / Equipment	Storm Rate	Overtime Rate
	General Labor	$85 / man / hour	$115 / man / hour
	Bucket Truck & Chipper	$205 / man / hour	$255 / man / hour
	Loader & Operator (Large)	$275 / hour	$325 / hour
	Loader / Operator Dump	$275 / hour	$325 / hour
	Arbor Crew w/ Dump Truck & Chipper	$185 / man / hour	$235 / hour
	Irrigation Repair	$115 / person / hour	$155 / hour
	Lodge Pole & Staking Rope	$18 / unit + Labor	Unit + $115 / man / hour
	2x4 includes banding	$23 / unit + Labor	Unit + $115 / man / hour
	Dump Fees	Market Rate (approx. $115 / cu. yd.)	Same

Fuel surcharge may apply per current market conditions and will be disclosed to Client prior to any surcharge being applied. All rates subject to DTE Terms & Conditions. Services not listed are priced at time of request.

SECTION 4 — AUTHORIZATION & SIGNATURES

By signing below, the Client authorizes SSS Down to Earth Opco LLC dba Down to Earth ("DTE") to perform storm response and cleanup services following a storm event, subject to the service/equipment approval selected in Section 3. The Client acknowledges they have read and understood all sections of this agreement.

To activate pre-authorized status, sign this agreement and return via:

- Email: Storm_Prep@down2earthinc.com
- In person: Deliver directly to your DTE Branch or Account Manager.

Authorized Signature — Client	*Authorized Signature — DTE Representative*
Print Name / Title	*Print Name / Title*
Date	*Date*

Questions? Contact your DTE Branch or Account Manager or call us at 321-263-2700

We are here for you. Let us help you Weather the Storm.

Eco-Logic Services
PO Box 18204
Sarasota, FL 34276
Pete@Eco-Logic-Services.com

INVOICE

BILL TO

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

INVOICE # 6620
DATE 06/03/2026
DUE DATE 07/03/2026
TERMS Net 30

DESCRIPTION	AMOUNT
Lake maintenance services for May 2026	3,385.00
Mitigation maintenance services for May 2026	1,250.00

SUBTOTAL	4,635.00
TAX	0.00
TOTAL	4,635.00
BALANCE DUE	**$4,635.00**

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
96830	6/23/2023
CUSTOMER ID	**NET TERMS**
C2278	Net 30
PO#	**DUE DATE**
	7/23/2023

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

Services provided for the Month of: June 2023

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
District Management	1	Ea	3,000.00		3,000.00
Accounting Services	1	Ea	375.00		375.00
Field Management	1	Ea	1,000.00		1,000.00
Website Maintenance / Admin	1	Ea	125.00		125.00
B/W Copies	10	Ea	0.15		1.50
Color Copies	7	Ea	0.39		2.73
Postage	13	Ea	0.60		7.80
Dissemination Services	1	Ea	350.00		350.00
Subtotal					**4,862.03**

Subtotal	$4,862.03
Tax	$0.00
Total Due	$4,862.03

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
180969	6/3/2026
CUSTOMER ID	**NET TERMS**
C2278	Due On Receipt
PO#	**DUE DATE**
	6/3/2026

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

Services provided for the Month of: June 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	3	Ea	416.67		1,250.01
District Management	1	Ea	2,083.33		2,083.33
Field Operations-Field Management	1	Ea	1,500.00		1,500.00
On-site Manager	1	Ea	5,833.33		5,833.33
Website Maintenance / Admin	1	Ea	200.00		200.00
Recording Secretary	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Technology Services	1	Ea	100.00		100.00
Rental & Leases	1	Ea	100.00		100.00
Administration	1	Ea	458.33		458.33
Subtotal					**13,316.67**

Subtotal	$13,316.67
Tax	$0.00
Total Due	$13,316.67

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

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

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
182408	6/22/2026
CUSTOMER ID	**NET TERMS**
C2278	Due On Receipt
PO#	**DUE DATE**
	6/22/2026

BILL TO

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Eric Davidson- DNH*GODADDY : email renewals: $215.76	1	Ea	215.76		215.76
Postage	16	Ea	0.74		11.84
Subtotal					**227.60**

Subtotal	$227.60
Tax	$0.00
Total Due	$227.60

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

INVOICE

2002 West Grand Parkway North
Suite 100
Katy, TX 77449

INVOICE#	DATE
181838	6/19/2026
CUSTOMER ID	**NET TERMS**
C2278	Due On Receipt
PO#	**DUE DATE**
	6/19/2026

BILL TO

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

Services provided for the Month of: May 2026

DESCRIPTION	QTY	UOM	RATE	MARKUP	AMOUNT
Replaces #178458					
Accounting Services	1	Ea	1,000.00		1,000.00
Dissemination Services	1	Ea	1,250.00		1,250.00
District Management	1	Ea	2,083.33		2,083.33
Field Operations-Field Management	1	Ea	1,500.00		1,500.00
On-site Manager	1	Ea	5,833.33		5,833.33
Website Maintenance / Admin	1	Ea	200.00		200.00
Recording Secretary	1	Ea	375.00		375.00
Assessment Services	1	Ea	416.67		416.67
Technology Services	1	Ea	100.00		100.00
Record Storage Fee	1	Ea	100.00		100.00
Administrative Fees	1	Ea	458.33		458.33
Subtotal					**13,316.66**

Subtotal	$13,316.66
Tax	$0.00
Total Due	$13,316.66

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

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

To pay via ACH or Wire, please refer to our banking information below:
Account Name: INFRAMARK, LLC
ACH - Bank Routing Number: 111000614 / Account Number: 912593196
Wire - Bank Routing Number: 021000021 / SWIFT Code: CHASUS33 / Account Number: 912593196

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

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

INVOICE

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

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

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

ACCOUNT# 5043

INVOICE 6531 06/28/2026

ITEM	COST	QTY	PRICE
Commercial Monthly			
Commercial monthly	$140.00	1	$140.00

Terms
Payment is due on receipt.

Notes
Your exterior of the clubhouse was treated today A liquid residual barrier was applied to your to the building and the pool area along with a granular application. Playground, picnic area, mailbox and recreation areas was treated Thank you for your business

Subtotal	$140.00
Total	$140.00
Amount Paid	$0.00
Amount Due	**$140.00**
Account Balance	$0.00
Balance Due	**$140.00**

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

Signal 88, LLC
PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

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

INVOICE

Invoice Number:	US_173822
Invoice Date	2026-06-01
Due Date:	2026-06-16
Terms:	NET15
Customer ID:	214571
Customer PO:	
Amount Due:	**$64.00**

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
2026-06-01-2026-06-30	Dedicated Security Officer - Berry Bay Pool : : Service Location: Berry Bay	64	$1.00	$64.00

Subtotal	$64.00
Sales tax	$0.00
1) FLORIDA FL STATE TAX (6)	$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	$0.00
Total	$64.00

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.

Stantec

INVOICE

Invoice Number	2570364
Invoice Date	May 25, 2026
Purchase Order	238202115
Customer Number	156811
Project Number	238202115

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

EFT/ACH Remit To (Preferred)
Stantec Consulting Services Inc. (SCSI)
Bank of America
ABA No. : 111000012
Account No: 3752096026
Email Remittance: eft@stantec.com

Alternative Remit To
Stantec Consulting Services Inc. (SCSI)
13980 Collections Center Drive
Chicago IL 60693
United States

Project **Berry Bay CDD**

Project Manager	Stewart, Tonja L	For Period Ending	**May 17, 2026**
Current Invoice Total (USD)	962.50		

Top Task **2026** **2026 FY General Consulting Services**

Low Task **2026** **2026 FY General Consulting Services**

Professional Services

Billing Level		**Current Hours**	**Rate**	**Current Amount**
Level 09	Nurse, Vanessa M	3.75	190.00	712.50
Level 14	Stewart, Tonja L	1.00	250.00	250.00
	Subtotal Professional Services	4.75		962.50

Low Task Subtotal	**2026 FY General Consulting Services**	962.50
Top Task Subtotal	2026 FY General Consulting Services	962.50
	Total Fees & Disbursements	962.50
	INVOICE TOTAL (USD)	**962.50**

Net Due in 30 Days or in accordance with terms of the contract
Stantec will not change our banking information. If you receive a request noting our banking information has changed, please contact your Stantec Project Manager

Billing Backup

Date	Project	Task	Employee/Supplier	Quantity	Bill Rate	Bill Amount	Comment	AP Ref. #
2026-02-23	238202115	2026	NURSE, VANESSA M	0.25	190.00	47.50	UPDATED SWFWMD INSPECTION SPREADSHEET	
2026-03-26	238202115	2026	NURSE, VANESSA M	0.50	190.00	95.00	PREPARED 2025 AERIAL FOR HB7013 PACKAGE	
2026-04-23	238202115	2026	NURSE, VANESSA M	0.75	190.00	142.50	REQUISITIONS	
2026-04-29	238202115	2026	STEWART, TONJA L	1.00	250.00	250.00	REQUISITION	
2026-05-11	238202115	2026	NURSE, VANESSA M	1.25	190.00	237.50	REVISED MAPPING TO REFLECT CORRECT STREET NAMES	
2026-05-12	238202115	2026	NURSE, VANESSA M	1.00	190.00	190.00	RESEARCH RE: PARCEL OF LAND LYING WITHIN DISTRICT BOUNDARY	
			Total subTask 2026	**4.75**		**962.50**		
			Total Top Task 2026	**4.75**		**962.50**		
			Total Project 238202115	**4.75**		**962.50**		

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

June 04, 2026
Client: 001543
Matter: 000001
Invoice #: 28493

RE: General

For Professional Services Rendered Through May 31, 2026

SERVICES

Date	Person	Description of Services	Hours	Amount
5/1/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
5/6/2026	JMV	REVIEW AGENDA PACKET AND PREPARE FOR CDD BOARD MEETING.	0.3	$121.50
5/7/2026	JMV	PREPARE FOR AND ATTEND CDD BOARD MEETING; REVIEW CDD PRELIMINARY BUDGET ISSUES.	0.8	$324.00
5/11/2026	JMV	REVIEW LEGAL NOTICES.	0.3	$121.50
5/11/2026	KCH	PREPARE 60 DAYS NOTICE TO CURE DEFICIENCIES IN CONTRACT PERFORMANCE TO DOWN TO EARTH; PREPARE EMAIL FOR SAME TO DOWN TO EARTH; DISCUSS SAME WITH C. DE LA OSSA PRIOR TO EMAIL NOTICE BEING SENT.	0.4	$150.00
5/11/2026	KCH	PHONE CALL WITH C. DE LA OSSA RE: DEFICIENCIES IN CONTRACT PERFORMANCE WITH INFRAMARK; PREPARE 30 DAYS NOTICE TO CURE DEFICIENCIES TO INFRAMARK FOR HAND DELIVERY; HAND DELIVER SAME TO C. DE LA OSSA.	0.4	$150.00
5/12/2026	LC	PREPARE DRAFT RESOLUTION CONTRACTING THE DISTRICT TO REMOVE COMMERCIAL PARCEL.	0.3	$58.50
5/13/2026	CAW	REVIEW RESOLUTION AUTHORIZING BOUNDARY CONTRACTION.	0.2	$75.00
5/13/2026	LC	REVISE NOTICE TO CURE LETTER TO INFRAMARK.	0.3	$58.50
5/13/2026	KCH	REVIEW AND REVISE 60-DAYS NOTICE TO CURE DEFICIENCIES TO INFRAMARK.	0.2	$75.00
5/14/2026	LC	REVIEW ADOPTED PROPOSED BUDGET FOR FY 26-27; PREPARE MAILED NOTICE LETTER AND PUBLICATION ADS FOR BUDGET.	2.4	$468.00

SERVICES

Date	Person	Description of Services	Hours	Amount
5/27/2026	LC	REVISE MAILED NOTICE LETTER AND PUBLICATION ADS FOR FY 2026-2027 BUDGET; PREPARE CORRESPONDENCE TO THE DISTRICT MANAGER WITH INSTRUCTIONS FOR SAME.	0.4	$78.00
5/27/2026	KCH	REVIEW AND REVISE MAILED NOTICE LETTER, LONG FORM ADVERTISEMENT FOR BUDGET PUBLIC HEARING, SHORT FORM ADVERTISEMENT FOR BUDGET PUBLIC HEARING; REVIEW UPDATED PROPOSED BUDGET; PREPARE ADDENDUM NO. 2 TO LANDSCAPE MAINTENANCE AGREEMENT WITH DOWN TO EARTH.	1.7	$637.50
5/29/2026	KCH	REVIEW AGENDA PACKAGE.	0.4	$150.00
		Total Professional Services	8.5	$2,617.50

DISBURSEMENTS

Date	Description of Disbursements	Amount
5/31/2026	Photocopies	$3.60
	Total Disbursements	$3.60

Total Services	$2,617.50	
Total Disbursements	$3.60	
Total Current Charges		$2,621.10
Previous Balance		$2,095.50
Less Payments		*($2,095.50)*
PAY THIS AMOUNT		**$2,621.10**

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	752
DATE	06/23/2026
TERMS	Net 30
DUE DATE	07/23/2026

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

4 S Cattle Company LLC

P.O. Box 568
Balm, FL 33503

Invoice

Date	Invoice #
6/9/2026	1011

Bill To
Berry Bay CDD

P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
630	Hog proof fence	7.15	4,504.50

Total	$4,504.50

ALVAREZ PLUMBING & A/C
1623 S. 51st Street
Tampa, FL 33619-5327

(813) 655-7520
Plumbing #CFC019219
Air Conditioning #CAC1822951

BILL TO
Berry Bay c/o Inframark
5308 Night Tide Lane
Wimauma, FL 33598 USA

Customer PO
Payment Term Net 30
Due Date 6/26/2026

JOB ADDRESS
Berry Bay c/o Inframark
5308 Night Tide Lane
Wimauma, FL 33598 USA

INVOICE #	INVOICE DATE
84539	5/27/2026

DESCRIPTION OF WORK

05/27/2026 - Alvarez Plumbing & Air Conditioning responded to a “no cool” service request. Upon arrival, technician observed that the condensate drain line was clogged, causing the system to shut down.

Technician cleaned and cleared the drain line and checked overall system operations. After repairs were completed, the HVAC system was restored to operation and verified cooling properly at time of departure.

SS0529

POTENTIAL SAVINGS	$29.50
TOTAL DUE	$295.00
PAYMENT	$0.00
BALANCE DUE	$295.00

FINANCING AVAILABLE:

Ask us about our easy application and fast funding solutions

CUSTOMER AUTHORIZATION

By signing, I authorize Alvarez Plumbing & Air Conditioning to perform the services described and agree to the attached Terms & Conditions, which are incorporated into this invoice.

Sign here Date 5/27/2026

CUSTOMER ACKNOWLEDGEMENT

By signing, I acknowledge that all work has been completed in a satisfactory and workmanlike manner, accept the services and charges in full, and confirm that I have read and agree to the attached Terms & Conditions.

Sign here

Date 5/27/2026

Alvarez Plumbing and Air Conditioning
1623 S. 51st Street, Tampa, Florida 33619
(813) 655-7520
Plumbing #CFC019219 / Air Conditioning #CAC1822951

Terms & Conditions

CUSTOMER AUTHORIZATION: By authorizing service and/or signing, Customer authorizes Alvarez Plumbing & Air Conditioning ("Contractor") to perform the plumbing, HVAC, and related services described. Materials are new unless stated otherwise. Work is performed in a professional and workmanlike manner in accordance with generally accepted industry standards and applicable Florida codes in effect at the time of service. Changes, additional diagnostics, labor, or materials beyond the original scope may result in additional charges and may be approved verbally or electronically. Customer acknowledges that HVAC and plumbing systems may contain concealed, aged, or pre-existing conditions not discoverable prior to service. Contractor is not responsible for latent defects, pre-existing failures, code deficiencies, or conditions outside the authorized scope. Contractor is not liable for unavoidable damage to existing piping, ductwork, wiring, drywall, flooring, landscaping, utilities, or other property due to age, corrosion, scale, or concealed conditions, nor for delays caused by events beyond its control (including weather, material shortages, acts of God, strikes, or third-party errors). For permit and inspection purposes, once work is completed and the balance due is paid, the Contractor will coordinate an inspection date. The Customer is responsible for facilitating an inspection with 2-weeks of work completion and must ensure an individual at least eighteen (18) years of age is present on-site for the full scheduled day to provide access. Failure to provide access will result in rescheduling and applicable fees. Contractor is not responsible for implications that arise from customer's delay and/or refusal to allow inspection.

HVAC & PLUMBING DISCLOSURES Diagnostics identify probable causes only and do not guarantee discovery of all issues. Repairs address only approved components and do not guarantee remaining system life or performance. HVAC results may be affected by duct design, insulation, power, airflow, building conditions, or manufacturer limits. Plumbing systems may experience additional failures due to age, corrosion, pressure, or water quality. Photos, videos, readings, and documentation may be captured for quality control and communication.

ACCESS & CUSTOMER RESPONSIBILITIES Customer shall provide safe and reasonable access to all work areas, utilities, shutoffs, and mechanical spaces and identify private utilities and access points. Delays or additional labor due to restricted or unsafe conditions may result in added charges.

PAYMENT TERMS (FLORIDA) Payment is due upon completion unless otherwise agreed in writing and is not contingent on insurance or third-party reimbursement. Past-due balances (30 days) may accrue interest at the maximum rate allowed by Florida law. Customer agrees to pay reasonable collection costs, including attorney's fees and court costs, as permitted by law. Contractor may pursue all legal remedies, including lien rights where applicable.

LIMITATION OF LIABILITY To the fullest extent permitted by Florida law, Contractor's liability is limited to the amount paid for the specific service giving rise to the claim. Contractor is not liable for incidental, consequential, or indirect damages, including loss of use, comfort, or business.

CUSTOMER ACKNOWLEDGEMENT: Customer acknowledges the services described have been completed in a satisfactory and workmanlike manner. Customer has had the opportunity to review the work, ask questions, and raise concerns. Signature constitutes full and final acceptance of all work performed, materials provided, and charges incurred. These Terms & Conditions are incorporated by reference into the invoice and form a binding agreement.

GUARANTEES: Contractor provides limited warranties subject to proper use, operation, and maintenance. Repairs carry a thirty (30) day workmanship guarantee on labor for the specific repair performed. New equipment installations include a one (1) year parts and labor guarantee; manufacturer warranties apply thereafter. This warranty excludes consumable and normal-wear items, including filters, belts, capacitors, fuses, batteries, refrigerant loss not caused by installation defect, seals, gaskets, anodes, and similar components. Coverage does not apply to failures caused by misuse, abuse, neglect, lack of maintenance, improper operation, unauthorized modification, power surges, water quality, environmental conditions, acts of God, pre-existing conditions, or components not installed or repaired by Contractor. Warranty service is limited to correction of the covered defect only. No other express or implied warranties are provided except as stated herein or by the manufacturer. Alvarez's thirty (30) day residential stoppage guarantee excludes causes due to wipes, foreign obstructions, roots, or mechanical defects and does not apply to commercial properties.

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
23852	05/26/2026	$4,547.00	06/25/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
ANTHONY FILTER.	FIRST HALF RECTANGULAR ANTHONY FILTER GRIDS	48	42.00	2,016.00
ANTHONY FILTER.	SECOND HALF RECTANGULAR ANTHONY FILTER GRIDS	45	42.00	1,890.00
D.E. POWDER.	D.E POWDER.	1	41.00	41.00
INSTALLATION	INSTALLATION	1	600.00	600.00

Ways to pay

SUBTOTAL	4,547.00
TAX	0.00
TOTAL	4,547.00
BALANCE DUE	**$4,547.00**

View and pay

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

Invoice

BLUE LIFE
POOL SERVICE

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

INVOICE #	DATE	TOTAL DUE	DUE DATE	TERMS	ENCLOSED
24279	06/24/2026	$193.00	07/24/2026	Net 30	

ITEM	DESCRIPTION	QTY	RATE	AMOUNT
POOL LIGHT WEDGE.	POOL LIGHT WEDGE.	1	33.00	33.00
NET.	NET	1	40.00	40.00
INSTALLATION	INSTALLATION	1	120.00	120.00

Ways to pay

Pay DISCOVER VISA AMEX BANK affirm

View and pay

SUBTOTAL	193.00
TAX	0.00
TOTAL	193.00
BALANCE DUE	**$193.00**

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 CDD
Brooke Chapman
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813 334 5882
inframarkcms@payableslockbox.com

Invoice Number:	123
Invoice Date:	June 2, 2026
Payment Due:	June 2, 2026
Amount Due (USD):	**$875.00**

Pay Securely Online

Items	Quantity	Price	Amount
Gate Repair Push bar replacement on the main entrance gate pool area includes labor and materials	1	$875.00	$875.00

Total:	$875.00
Amount Due (USD):	**$875.00**

Pay Securely Online

Bank Payment

link.waveapps.com/mzu6dp-vhzh77

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.
3. Clean up of site limited to debris and waste generated by this contractor only.

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

813-394-1444
www.coastalfence.co

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.

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 CDD
Brooke Chapman
2005 Pan Am Circle
suite 300
Tampa, Florida 33607
United States

813 334 5882
inframarkcms@payableslockbox.com

Invoice Number:	131
Invoice Date:	June 23, 2026
Payment Due:	June 23, 2026
Amount Due (USD):	**$375.00**

Pay Securely Online

Items	Quantity	Price	Amount
Labor and Equipment A electric troubled shooting on the lighting over the south sign at the entrance by US-301 added a new pole bar connection to separating the ground wire and negative wire were connected on the same circuit causing issues on light transformer power reduction	1	$375.00	$375.00

Total:	$375.00
Amount Due (USD):	**$375.00**

Pay Securely Online

Bank Payment

link.waveapps.com/wrevvp-hfb9kh

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

INVOICE

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

813-394-1444
www.coastalfence.co

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.

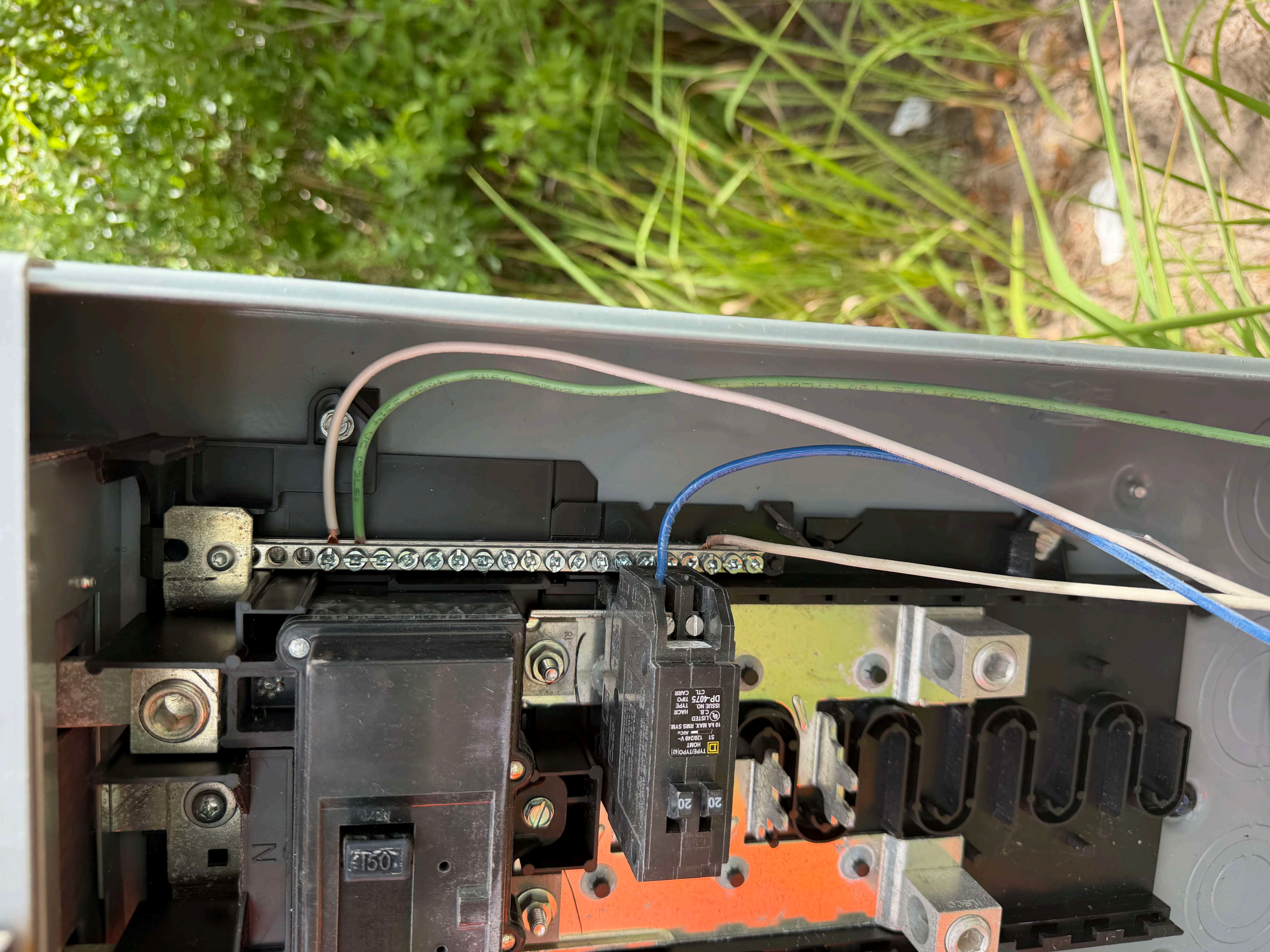
INVOICE

Coastal Fence Services LLC
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.


20
20
TYPE/TYPO
HOMT
S1 120/240 V~
AIC
10 kA MAX. RMS SYM.
LISTED
C.B.
HACR
TYPE
ISSUE NO.
DP-4075
TYPO
CTL CARR
150
N

LOW VOLTAGE POWER MODULE
Transformer may be loaded up to 100% rated wattage.
You may utilize all taps at once.
DO NOT exceed max amps.
WIRE RUN#
TAP
AMPS
FIXTURE LOCATION
DATE:
FINAL PRIMARY READINGS
VOLT
AMPS
FINAL SECONDARY AMPERAGE READINGS
AMPS
Core Type:
EI Lamination
Transformer Size:
50W
100W
150W
200W
Max input amp:
0.5 Amp
1 Amp
1.5 Amp
1.7 Amp
Max output amps:
4.5 Amp
8.5 Amp
12.5 Amp
18 Amp
Input voltage:
120V 60Hz
Output voltage:
12, 13, 14, 15 Volt
CAUTION
Read and save the instructions enclosed with this transformer.
Ensure all wiring connections are tight.
DO NOT exceed the maximum wattage.
The transformer must be mounted at least 30 cm above ground.
For supply connections use wires rated for at least 90°C(194° F).
Intertek
5022068
Conforms to UL 1838
Cert. to CSA C22.2#250.7.
2625
FOR OUTDOOR USE ONLY. MOUNT AT LEAST 30CM ABOVE GROUND.
DO NOT CONNECT TWO OR MORE POWER SUPPLIES IN PARALLEL.
CAUTION: RISK OF SHOCK. DISCONNECT POWER BEFORE SERVICING.
UTILISER À L'EXTÉRIEUR SEULEMENT. INSTQLLER À AU MOINS 30 CM AU-DESSUS DU SOL"
NE PAS RACCORDER DEUX BLOCS D'ALIMENTATION. OU PLUS EN PARALLÈLE"
COUPER L'ALIMENTQTION AVANT L'ENTRETIEN
ATTENTION - RISAUE DE CHOC
Plug photocell here (remove jumper).
Use jumper wire to test
Primary amps under full load
DO NOT EXCEED
1.5 AMPS ON PRIMARY
TIMER MODULE RECEPTACLE
COM
12
13V
14V
15V
COM
ASTM D 2241
CP-110-P
IN U.S

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #177965
June 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	Invoice Date	Date Due	Terms	Customer PO #
Crew Day - tree stake and strap removal - June 2026 Estimate # 148758	6/10/2026	6/25/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148758 - Crew Day - tree stake and strap removal - June 2026			**$1,750.00**	

Remove all tree straps and stakes no longer needed on street trees in the community. Some trees are starting to girdle due to old, tight straps. This includes removal of 2x4s on Sabal palms across the community

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.

LCE025: Tree/Plant Installation				**$1,750.00**
Site Prep, Removal, & Disposal (E) (Labor)				$1500.00
Waste or Debris Disposal (Material)	Each	1.00	$250.00	$250.00

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	$1,750.00
Sales Tax	$0.00
Total	**$1,750.00**
Credits/Payments	($0.00)
Balance Due	**$1,750.00**

To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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

Estimate: #148758

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Berry Bay CDD 4969 Eagle Rock Dr Wimauma, FL 33589

Job	Estimated Job Start Date	Proposed By	Due Date
Crew Day - tree stake and strap removal - June 2026	June 8, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$1,500.00
Waste or Debris Disposal	Each	1	$250.00	$250.00
			Subtotal	**$1,750.00**
			Estimated Tax	$0.00
			Job Total	**$1,750.00**

Remove all tree straps and stakes no longer needed on street trees in the community. Some trees are starting to girdle due to old, tight straps. This includes removal of 2x4s on Sabal palms across the community

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 05/26/2026
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-27-2026
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

Invoice: #177964
June 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	Invoice Date	Date Due	Terms	Customer PO #
Sod Replacement - Bay Stand Way mailbox kiosk Estimate # 148655	6/10/2026	6/25/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148655 - Sod Replacement - Bay Stand Way mailbox kiosk				**$807.35**

Per site visit with Arturo 5/21, remove and replace dead sod at Bay Stand Way.

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.

LCE025: Tree/Plant Installation				**$807.35**
Site Prep, Removal, & Disposal (E) (Labor)				$150.00
St. Augustine "Floratam" sod (400) installed (E) (Kit)	Pallet	1.00	$657.35	$657.35

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/.

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	$807.35
Sales Tax	$0.00
Total	**$807.35**
Credits/Payments	($0.00)
Balance Due	**$807.35**

To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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

Estimate: #148655

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	Estimated Job Start Date	Proposed By	Due Date
Sod Replacement - Bay Stand Way mailbox kiosk	June 9, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$150.00
St. Augustine "Floratam" sod (400) installed (E)	Pallet	1	$657.35	$657.35
			Subtotal	**$807.35**
			Estimated Tax	$0.00
			Job Total	**$807.35**

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/.

Per site visit with Arturo 5/21, remove and replace dead sod at Bay Stand Way.

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 05/26/2026
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-27-2026
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/.

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

Invoice 1247

BILL TO
Berry Bay CDD
Night Tide Ln
Wimauma, FL 33598
United States
C/o Inframark
2005 Pan Am Circle Ste 300
Tampa FL 33607

DATE	PLEASE PAY	DUE DATE
05/29/2026	**$425.00**	06/28/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Amenity center	Entrance floor and covered patio pavers will be cleaned, along with cocoons and bugs that are on the ceiling. Pavers around the bathroom area will be treated with degreaser to help remove the black staining.		425.00	425.00

SUBTOTAL	425.00
TAX	0.00
TOTAL	425.00
TOTAL DUE	$425.00

THANK YOU.

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

Invoice 1256

BILL TO
Berry Bay
Night Tide Ln
Wimauma, FL 33598
United States
C/o Inframark
2005 Pan Am Circle Ste.300
Tampa, Fl 33607

DATE	PLEASE PAY	DUE DATE
06/22/2026	**$425.00**	07/22/2026

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
	Pool furniture	Lounge chairs and chairs will be sanitized with an environmental friendly sanitizer. This will remove all algae and bacterial growth. Oils from cushions will be treated with a degreaser, and pressure washed. The likelihood of the cushions coming 100% clean is very low. 1 umbrella was cleaned.		425.00	425.00

SUBTOTAL	425.00
TAX	0.00
TOTAL	425.00
TOTAL DUE	$425.00

THANK YOU.

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1272483
DATE	06/25/26

CUSTOMER

Berry Bay Community CDD
2005 Pan Am Cir Suite 300
Tampa, FL 33607

SERVICE LOCATION

Berry Bay CDD
5380 Night Tide Lane
Wimauma, FL 33598

TERMS:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171793	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/12/2026 - 6/18/2026				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	67.50
Sales Tax	
TOTAL	$67.50

TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT

ATTENTION:

Berry Bay Community CDD
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Customer No.	4171793
Job No.	1080238
Invoice No.	1272483
Invoice Date	06/25/26
Amount Due	$67.50
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Spectrum BUSINESS

May 31, 2026
Invoice Number: 2748863053126
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 05/31/26 through 06/30/26 details on following pages*	
Previous Balance	120.57
Payments Received -Thank You!	-120.57
Remaining Balance	**$0.00**
Spectrum Business™ Internet	90.00
Spectrum Business™ Voice	20.00
Other Charges	5.00
Taxes, Fees and Charges	5.57
Current Charges	$120.57
YOUR AUTO PAY WILL BE PROCESSED 06/18/26	
Total Due by Auto Pay	**$120.57**

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.

Spectrum BUSINESS

4145 S. FALKENBURG RD RIVERVIEW FL 33578-8652
8833 2390 DY RP 31 06012026 NNNNNNNN 01 000173 0001

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

JUN 08 2026
By

May 31, 2026
BERRY BAY CDD
Invoice Number: 2748863053126
Account Number: 8337 12 029 2748863
Service At: 5380 NIGHT TIDE LN
WIMAUMA FL 33598

Total Due by Auto Pay **$120.57**

CHARTER COMMUNICATIONS
PO BOX 7186
PASADENA CA 91109-7186

833712029274886300120576

 May 31, 2026

BERRY BAY CDD
Invoice Number: 2748863053126
Account Number: 8337 12 029 2748863
Security Code: **7173**

Spectrum BUSINESS

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

8633 2390 DY RP 31 06012026 NNNNNNNN 01 000173 0001

Charge Details

Previous Balance		120.57
EFT Payment	05/18	-120.57
Remaining Balance		**$0.00**

Payments received after 05/31/26 will appear on your next bill.

Service from 05/31/26 through 06/30/26

Spectrum Business™ Internet

Spectrum Business Internet Ultra	160.00
Promotional Discount	-80.00
Your promotional price will expire on 03/30/28	
Advanced WiFi	10.00
Security Suite	0.00
Domain Name	0.00
Vanity Email	0.00
	$90.00
Spectrum Business™ Internet Total	$90.00

Spectrum Business™ Voice

Spectrum Business Voice	50.00
Promotional Discount	-30.00
Your promotional price will expire on 03/30/28	
	$20.00
Phone number (813) 213-1977	
	$0.00

For additional call details,
please visit SpectrumBusiness.net

Spectrum Business™ Voice Total	$20.00

Other Charges

Payment Processing	10.00
Auto Pay Discount	-10.00
Paper Bill Statement Charge	5.00
Other Charges Total	$5.00

Taxes, Fees and Charges

Regulatory Cost Recovery Fee	0.56
State and Local Sales Tax	0.40
Federal Universal Service Fund	1.48
State TRS Surcharge	0.08
E911 Fee	0.40
Communications Services Tax	2.65
Taxes, Fees and Charges Total	$5.57
Current Charges	**$120.57**
Total Due by Auto Pay	**$120.57**

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.

Continued on the next page...

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: June 11, 2026

Amount Due:	$1,492.08

Due Date: July 02, 2026
Account #: 221009389422

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

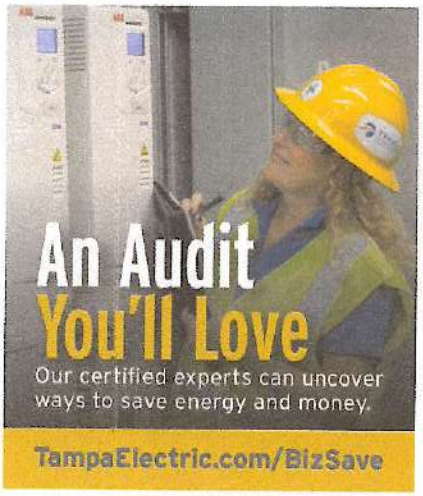
Account Summary

Current Service Period: May 07, 2026 - June 05, 2026

Previous Amount Due	$1,492.08
Payment(s) Received Since Last Statement	-$1,492.08
Current Month's Charges	**$1,492.08**
Amount Due by July 02, 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.



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

00003697-0008231-Page 1 of 4

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 221009389422
Due Date: July 02, 2026

RECEIVED JUN 15 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: $_____

641508057670

Your account will be drafted on July 02, 2026

00003697 FTECO106112622373810 00000 02 00000000 10606 002

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

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

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

TECO TAMPA ELECTRIC AN EMERA COMPANY

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

Account #: 221009389422
Statement Date: June 11, 2026
Charges Due: July 02, 2026

Service Period: May 07, 2026 - Jun 05, 2026

Rate Schedule: Lighting Service

Charge Details

Electric Charges

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

00003697-0008231-Page 2 of 4

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.

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

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY
TampaElectric.com

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

Statement Date: June 05, 2026

Amount Due:	**$10,623.33**

Due Date: June 19, 2026
Account #: 321000026104

DO NOT PAY. Your account will be drafted on June 19, 2026

Account Summary

Previous Amount Due	$10,960.30
Payment(s) Received Since Last Statement	-$10,960.30
Credit Balance After Payments and Credits	$0.00
Current Month's Charges	**$10,623.33**
Amount Due by June 19, 2026	**$10,623.33**

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

Your Locations With The Highest Usage

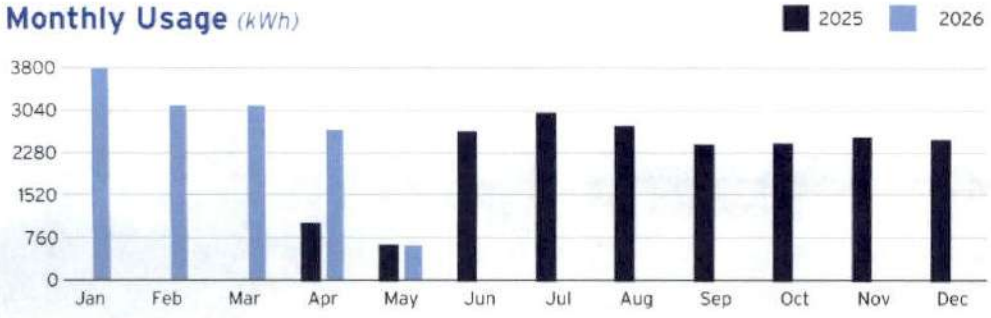
5161 PLUMERIA DR, WIMAUMA, FL 33598 — **625 KWH**

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.

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.

TECO TAMPA ELECTRIC AN EMERA COMPANY

Account #: 321000026104
Due Date: June 19, 2026

RECEIVED JUN 11 2026

Amount Due:	**$10,623.33**

Payment Amount: $ _____

700125004775

Your account will be drafted on June 19, 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.

00000013 FTECO506052622203310 00000 01 00000000 13 007
BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
C/O MERITUS CORP
2005 PAN AM CIR, STE 300
TAMPA, FL 33607-2359

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

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

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: $1,354.19

Service Address: US HWY 301 AND SAFFOLD RD PH2, WIMAUMA, FL 33598 **Sub-Account Number:** 221008266993
Amount: $2,169.70

Service Address: US HWY 301 AND SAFFOLD RD PH 1, WIMAUMA, FL 33598 **Sub-Account Number:** 221008339733
Amount: $1,051.15

Service Address: SAFFOLD RD AND US HWY 301 S, WIMAUMA, FL 33598 **Sub-Account Number:** 221008339741
Amount: $518.42

Service Address: US HWY 301 S VILLAGE K, WIMAUMA, FL 33598 **Sub-Account Number:** 221008339758
Amount: $699.42

Service Address: US HWY 301 S VILLAGE M, WIMAUMA, FL 33598 **Sub-Account Number:** 221008339766
Amount: $1,492.08

Service Address: US HWY 301 S VILLAGE E, WIMAUMA, FL 33598 **Sub-Account Number:** 221008348866
Amount: $466.27

Continued on next page →

00000013-0000069-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
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.

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

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

Summary of Charges by Service Address

Account Number: 321000026104

Energy Usage From Last Month
▲ Increased = Same ▼ Decreased

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

Sub-Account Number: 221008348874

Amount: $1,492.08

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

Sub-Account Number: 221008439970

Amount: $1,258.94

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Sub-Account Number: 221008657597

Meter	Read Date	Current	-	Previous	=	Total Used	Multiplier	Billing Period	Amount
1000861704	05/07/2026	50,845		50,220		625 kWh	1	29 Days	$121.08

▼ 76.8%

Total Current Month's Charges **$10,623.33**

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 211026770647
Statement Date: 06/02/2026

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

Service Period: 04/09/2026 - 05/07/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*171 kWh @ $0.03411/kWh*	$5.83
Fixture & Maintenance Charge	*9 Fixtures*	$149.49
Lighting Pole / Wire	*42 Poles*	$1189.44
Lighting Fuel Charge	*171 kWh @ $0.03452/kWh*	$5.90
Storm Protection Charge	*171 kWh @ $0.00574/kWh*	$0.98
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		**$1,354.19**

Current Month's Electric Charges **$1,354.19**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008266993
Statement Date: 06/02/2026

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

Service Period: 04/08/2026 - 05/06/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*1665 kWh @ $0.03411/kWh*	$56.79
Fixture & Maintenance Charge	*45 Fixtures*	$541.80
Lighting Pole / Wire	*45 Poles*	$1479.15
Lighting Fuel Charge	*1665 kWh @ $0.03452/kWh*	$57.48
Storm Protection Charge	*1665 kWh @ $0.00574/kWh*	$9.56
Clean Energy Transition Mechanism	*1665 kWh @ $0.00043/kWh*	$0.72
Storm Surcharge	*1665 kWh @ $0.01230/kWh*	$20.48
Florida Gross Receipt Tax		$3.72
Lighting Charges		**$2,169.70**

Current Month's Electric Charges $2,169.70

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008339733
Statement Date: 06/02/2026

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

Service Period: 04/08/2026 - 05/06/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*982 kWh @ $0.03411/kWh*	$33.50
Fixture & Maintenance Charge	*28 Fixtures*	$350.83
Lighting Pole / Wire	*28 Poles*	$612.59
Lighting Fuel Charge	*982 kWh @ $0.03452/kWh*	$33.90
Storm Protection Charge	*982 kWh @ $0.00574/kWh*	$5.64
Clean Energy Transition Mechanism	*982 kWh @ $0.00043/kWh*	$0.42
Storm Surcharge	*982 kWh @ $0.01230/kWh*	$12.08
Florida Gross Receipt Tax		$2.19
Lighting Charges		**$1,051.15**

Current Month's Electric Charges **$1,051.15**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008339741
Statement Date: 06/02/2026

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

Service Period: 04/09/2026 - 05/07/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*270 kWh @ $0.03411/kWh*	$9.21
Fixture & Maintenance Charge	*10 Fixtures*	$211.10
Lighting Pole / Wire	*10 Poles*	$283.20
Lighting Fuel Charge	*270 kWh @ $0.03452/kWh*	$9.32
Storm Protection Charge	*270 kWh @ $0.00574/kWh*	$1.55
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		**$518.42**

Current Month's Electric Charges **$518.42**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008339758
Statement Date: 06/02/2026

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

Service Period: 04/08/2026 - 05/06/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*285 kWh @ $0.03411/kWh*	$9.72
Fixture & Maintenance Charge	*15 Fixtures*	$249.15
Lighting Pole / Wire	*15 Poles*	$424.80
Lighting Fuel Charge	*285 kWh @ $0.03452/kWh*	$9.84
Storm Protection Charge	*285 kWh @ $0.00574/kWh*	$1.64
Clean Energy Transition Mechanism	*285 kWh @ $0.00043/kWh*	$0.12
Storm Surcharge	*285 kWh @ $0.01230/kWh*	$3.51
Florida Gross Receipt Tax		$0.64
Lighting Charges		**$699.42**

Current Month's Electric Charges **$699.42**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008339766
Statement Date: 06/02/2026

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

Service Period: 04/08/2026 - 05/06/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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**

Current Month's Electric Charges **$1,492.08**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008348866
Statement Date: 06/02/2026

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

Service Period: 04/09/2026 - 05/07/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*190 kWh @ $0.03411/kWh*	$6.48
Fixture & Maintenance Charge	*10 Fixtures*	$166.10
Lighting Pole / Wire	*10 Poles*	$283.20
Lighting Fuel Charge	*190 kWh @ $0.03452/kWh*	$6.56
Storm Protection Charge	*190 kWh @ $0.00574/kWh*	$1.09
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		**$466.27**

Current Month's Electric Charges **$466.27**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008348874
Statement Date: 06/02/2026

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

Service Period: 04/09/2026 - 05/07/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 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**

Current Month's Electric Charges **$1,492.08**

Billing information continues on next page →

TECO. TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008439970
Statement Date: 06/02/2026

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

Service Period: 04/09/2026 - 05/07/2026 **Rate Schedule:** Lighting Service

Charge Details

Electric Charges

Lighting Service Items LS-1 (Bright Choices) for 29 days

Lighting Energy Charge	*513 kWh @ $0.03411/kWh*	$17.50
Fixture & Maintenance Charge	*27 Fixtures*	$448.47
Lighting Pole / Wire	*27 Poles*	$764.64
Lighting Fuel Charge	*513 kWh @ $0.03452/kWh*	$17.71
Storm Protection Charge	*513 kWh @ $0.00574/kWh*	$2.94
Clean Energy Transition Mechanism	*513 kWh @ $0.00043/kWh*	$0.22
Storm Surcharge	*513 kWh @ $0.01230/kWh*	$6.31
Florida Gross Receipt Tax		$1.15
Lighting Charges		**$1,258.94**

Current Month's Electric Charges **$1,258.94**

Billing information continues on next page →

TECO TAMPA ELECTRIC AN EMERA COMPANY

Sub-Account #: 221008657597
Statement Date: 06/02/2026

Service Address: 5161 PLUMERIA DR, WIMAUMA, FL 33598

Meter Read

Meter Location: IRRIGATION

Service Period: 04/09/2026 - 05/07/2026 **Rate Schedule:** General Service - Non Demand

Meter Number	Read Date	Current Reading	-	Previous Reading	=	Total Used	Multiplier	Billing Period
1000861704	05/07/2026	50,845		50,220		625 kWh	1	29 Days

Charge Details

Electric Charges

Daily Basic Service Charge	*29 days @ $0.66000*	$19.14
Energy Charge	*625 kWh @ $0.09202/kWh*	$57.51
Fuel Charge	*625 kWh @ $0.03516/kWh*	$21.98
Storm Protection Charge	*625 kWh @ $0.00568/kWh*	$3.55
Clean Energy Transition Mechanism	*625 kWh @ $0.00418/kWh*	$2.61
Storm Surcharge	*625 kWh @ $0.02121/kWh*	$13.26
Florida Gross Receipt Tax		$3.03
Electric Service Cost		**$121.08**

Avg kWh Used Per Day

Current Month's Electric Charges **$121.08**

Total Current Month's Charges **$10,623.33**

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: June 04, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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

Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: June 04, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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Attendance Confirmation

for

BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: June 04, 2026

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

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

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Jayna Cooper
District Manager Signature

June 04, 2026
Date

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for

BOARD OF SUPERVISORS

District Name: Berry Bay CDD

Board Meeting Date: June 04, 2026

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

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

Approved for payment:

Jayna Cooper
District Manager Signature

June 04, 2026
Date

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

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

Signal 88, LLC
PO Box 8246
Omaha, NE 68108
remittance@teamsignal.com

INVOICE

Invoice Number:	US_169731
Invoice Date	2026-05-23
Due Date:	2026-06-07
Terms:	NET15
Customer ID:	214571
Customer PO:	
Amount Due:	**$440.00**

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

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

Period	Description	QTY	Unit Price	Total
2026-05-23-2026-05-31	Dedicated Security Officer - Berry Bay Pool : : Service Location: Berry Bay	32	$1.00	$32.00
2026-05-23-2026-05-31	Dedicated Security Officer - Berry Bay Pool Memorial Day : : Service Location: Berry Bay	8	$51.00	$408.00

Subtotal	$440.00
Sales tax	$0.00
1) FLORIDA FL STATE TAX (6)	$0.00
2) HILLSBOROUGH FL COUNTY TAX (1.5)	$0.00
Total	$440.00

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.

TRUIST

BERRY BAY COMMUNITY DEVELOPMENT DIS

Business Visa

Billing cycle 05/03/26 - 06/02/26
Account number ending in 1411

Account summary

Previous balance		$0.00
Payments & other credits	-	$0.00
Purchases & other charges	+	$161.99
Balance transfers	+	$0.00
Cash advances	+	$0.00
Interest charged	+	**$0.00**
Fees charged	+	**$0.00**
New balance		**$161.99**

Credit limit	$10,000.00
Available credit	$9,838.01
Available for cash advance	$0.00
Statement closing date	06/02/2026
Days in billing cycle	31

Payment information

New balance	$161.99
Minimum payment due	**$20.00**
Payment due date	06/27/26

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.

- A

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

Account number ending in	**1411**
Statement closing date	06/02/26
New balance	$161.99
Minimum payment due	**$20.00**
Payment due Date	**06/27/26**
Amount enclosed	**$**

TRUIST BANK
PO BOX 400
WILSON NC 27894-0400

4800005022087000000000000000200000000000016199

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

TRUIST BANK
PO BOX 791622
BALTIMORE MD 21279-1622

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

⑈541411710⑆561301756⑈41187141411⑈

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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TRUIST

BERRY BAY COMMUNITY DEVELOPMENT DIS

Business Visa

Billing cycle 05/03/26 - 06/02/26
Account number ending in 1411

Cardholder activity

Total cardholder new activity: $161.99

Tran date	Post date	Reference number	Transaction description	Amount
SADE SMITH			**Account number ending in 9955**	**Total: $161.99**
05/16	05/17	24692166136400495057714	AMAZON MKTPL*FJ4SF9ZJ3 Amzn.com/billWA	$38.10
05/20	05/21	24692166140401427590636	LOWES #00573* BRANDON FL	$69.85
05/26	05/26	24692166146406305285617	AMAZON MKTPL*2C1ZB7E73 Amzn.com/billWA	$54.04

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.

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.

$6.97

View your item

SAILNER 67XL Ink Cartridges...

Sold by: ACCURATE PRINT WORLD

Return window closed on June 10, 2026

$28.47

View your item

Get product support

Buy it again

Track package

Leave seller feedback

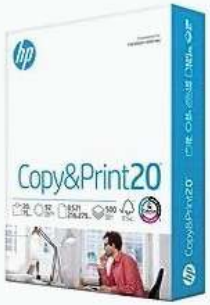
Write a product review

Order summary

Order placed May 6, 2026

Order # 113-4872967-8131420

Filtrete 20x24x1 AC Furnace Air Filte...



HP Printer Paper | 8.5 x 11 Paper | C...

SAILNER 67XL Ink Cartridges Black/...

LEARN MORE AT LOWES.COM/MYLOWESREWARDS

LOWE'S HOME CENTERS, LLC
11375 CAUSEWAY BLVD.
BRANDON, FL 33511 (813) 684-3008

- SALE -

SALES#: S0573VZM 5377470 TRANS#: 144231381 05-20-26

1085853 6FT FIH BLOW MOLD TABLE G	64.98
SUBTOTAL:	64.98
TOTAL TAX:	4.87
INVOICE 75302 TOTAL:	69.85
VISA:	69.85

VISA: XXXXXXXXXXXX9955 AMOUNT: 69.85 AUTHCD: 01778G
CHIP REFID:057316302328 05/20/26 18:00:50
CUSTOMER CODE: NA
TVR : 8080008000
TSI : 6800 AID : A0000000031010

STORE: 0573 TERMINAL: 16 05/20/26 18:01:46
OF ITEMS PURCHASED: 1
EXCLUDES FEES, SERVICES AND SPECIAL ORDER ITEMS

Ordered: "SAILNER 67XL Ink Cartridges..." an...

HP Printer Paper | 8.5 x 11 Paper...

Quantity: 1

$6.97

Arriving May 20 - May 25

Sade - RIVERVIEW, FL

Order # 113-4872967-8131420

View or edit order

SAILNER 67XL Ink Cartridges Black...

Quantity: 1

$28.47

Filtrete 20x24x1 AC Furnace Air F...

Quantity: 1

$24.79

TRIGHTFILTERS 16x20x1 Air

Filter ...

Quantity: 1

$25.48

Grand Total: **$92.14**

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

8196456

000000851 02 SP 106481880371442 S

Berry Bay Community Development Dist
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

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

Invoice Number:	8196456
Account Number:	248160000
Invoice Date:	05/22/2026
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Berry Bay Community Development Dist
ATTN Brian Lamb
2005 Pan AM Circle Ste 300
Tampa, FL 33607
United States

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT CONSTRUCTION FUND CUSTODY GENERAL FUND

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

STATEMENT SUMMARY

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

TOTAL AMOUNT DUE	$250.00

All invoices are due upon receipt.

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

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION FUND CUSTODY GENERAL FUND

Invoice Number:	8196456
Account Number:	248160000
Current Due:	$250.00
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

Wire Instructions:
U.S. Bank
ABA # 091000022
Acct # 1-801-5013-5135
Trust Acct # 248160000
Invoice # 8196456
Attn: Fee Dept St. Paul

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

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

Invoice Number:	8196456
Invoice Date:	05/22/2026
Account Number:	248160000
Direct Inquiries To:	Duffy, Leanne M
Phone:	(407)-835-3807

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
CONSTRUCTION FUND CUSTODY GENERAL FUND

Accounts Included 248160000
In This Relationship:

CURRENT CHARGES SUMMARIZED FOR ENTIRE RELATIONSHIP

Detail of Current Charges	Volume	Rate	Portion of Year	Total Fees
04050 Custodian	1.00	250.00	100.00%	$250.00
Subtotal Administration Fees - In Advance 05/01/2026 - 04/30/2027				**$250.00**
TOTAL AMOUNT DUE				**$250.00**

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

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720
(504)949-7558

INVOICE NO.	1271719
DATE	06/18/26

CUSTOMER

Berry Bay Community CDD
2005 Pan Am Cir Suite 300
Tampa, FL 33607

SERVICE LOCATION

Berry Bay CDD
5380 Night Tide Lane
Wimauma, FL 33598

TERMS:	CUSTOMER NO.	P.O. NO.
Net 15 Days	4171793	

Description	Quantity	Unit of Measure	Price	Amount
Weekly Billing 6/5/2026 - 6/11/2026				
Revised Customer Name				
Cyber Hours - Cyber	30.00	Hours	2.25	67.50
Total Hours	30.00			0.00

Questions? Call 504-586-4701. A finance charge of 1 1/2% per month (18%annual)will be added on accounts which are not paid within 15 days. Customer agrees to pay reasonable attorney fees if necessary. A $30 fee on NSF check applies.

Sub-Total	67.50
Sales Tax	5.06
TOTAL	$72.56

TO ENSURE PROPER CREDIT, PLEASE DETACH AND MAIL BOTTOM PORTION WITH YOUR PAYMENT

ATTENTION:

Berry Bay Community CDD
2005 Pan Am Cir Suite 300
Tampa, FL 33607

Customer No.	4171793
Job No.	1080238
Invoice No.	1271719
Invoice Date	06/18/26
Amount Due	$72.56
Amount Remitted	

PLEASE SEND REMITTANCE TO

Weiser Security Services, Inc
P. O. Box 51720
New Orleans, LA 70151-1720

Outlook

Fw: Temporary Hydrant Application

From Teresa Farlow <Teresa.Farlow@Inframark.com>
Date Fri 6/5/2026 3:37 PM
To Mitchell, Louise <lmitchell@inframark.com>; Sowani, Natasha <Natasha.Sowani@inframark.com>
Cc Chapman, Brooke <brooke.chapman@inframark.com>

Please use the email as the invoice and mark it as a DD with a payment date of today.

Berry Bay - BOCC
This is for a temporary hydrant

Teresa Farlow |Accounts Payable Supervisor

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 340
www.inframarkims.com

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contents

From: Teresa Farlow <Teresa.Farlow@Inframark.com>
Sent: Friday, June 5, 2026 3:35 PM
To: WATERDEPT <WATERDEPT@hcfl.gov>; Chapman, Brooke <Brooke.Chapman@inframark.com>; Mitchell, Louise <lmitchell@inframark.com>
Cc: Strong, Zemberial <StrongZ@hcfl.gov>; Gandarilla, Arturo <agandarilla@inframark.com>
Subject: Re: Temporary Hydrant Application

This was paid in the amount of $845.00
The confirmation number is 26060588299582
Thank you

Teresa Farlow |Accounts Payable Supervisor

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(O) 813.873.7300 ext. 340
www.inframarkims.com

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contents

From: WATERDEPT <WATERDEPT@hcfl.gov>
Sent: Friday, June 5, 2026 3:23 PM
To: Chapman, Brooke <Brooke.Chapman@inframark.com>
Cc: Strong, Zemberial <StrongZ@hcfl.gov>; Teresa Farlow <Teresa.Farlow@Inframark.com>; Gandarilla, Arturo <agandarilla@inframark.com>
Subject: RE: Temporary Hydrant Application

This Message Is From an External Sender
This message came from outside your organization. Please use caution when clicking links.

Good afternoon,
Your hydrant application has been processed. Please pay the fee below. If you have any questions, please feel free to submit them to waterdept@hillsboroughcounty.org.

To Make a payment:
Call: (**813**)-**276-8526**, Follow instructions of the "**Automated System**", then say "**make a payment**"
The system will give a "**One-Time**" Code to be used for payment, and will ask for the E-Mail Address, use (**districtinvoices@inframark.com**).
Follow the prompts as indicated in the email.
Account Number: **#2137371989**
Amount to be paid is **$845**
Once paid, please send us your confirmation number and we'll issue the work order for the hydrant meter to be installed.
Thanks

Lloyd Shields
Customer Account Specialist
Service Availability
Water Resources Department
—
P: (813) 272-5977 ext 13611
E: shieldsl@hcfl.gov
W: HCFL.Gov

Hillsborough County Public Utilities Administration
332 Falkenburg Rd. Tampa, FL 33619

Facebook | Twitter | YouTube | LinkedIn
Please note: All correspondence to or from this office is subject to Florida's Public Records

---

From: Chapman, Brooke <Brooke.Chapman@inframark.com>
Sent: Thursday, June 4, 2026 12:33 PM
To: WATERDEPT <WATERDEPT@hcfl.gov>
Cc: Strong, Zemberial <StrongZ@hcfl.gov>; Chapman, Brooke <Brooke.Chapman@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>; Gandarilla, Arturo <agandarilla@inframark.com>
Subject: FW: Temporary Hydrant Application***CREATE FEE ACCT, PREM,SP AND SAs. REQ PYMT***COMPLETE***

External email: Use caution when clicking on links, opening attachments or replying to this email.

Please feel free to send us contact information to pay the deposits, etc. if needed to expedite processing. I have included Teresa Farlow in this email and she will be able to provide this information.

Thank you,
Brooke
(M) 813-334-5882 | brooke.chapman@inframark.com

From: Chapman, Brooke <brooke.chapman@inframark.com>
Sent: Thursday, June 4, 2026 12:28 PM
To: WATERDEPT <waterdept@hcfl.gov>
Cc: strongz@hcfl.gov; Chapman, Brooke <Brooke.Chapman@inframark.com>; Teresa Farlow <Teresa.Farlow@Inframark.com>; Gandarilla, Arturo <agandarilla@inframark.com>
Subject: Temporary Hydrant Application

Good afternoon,

Please see our attached application for Backflow meter for Berry Bay CDD in Wimauma, FL.

Feel free to let me know if you have any questions.

Thanks,
Brooke

Best regards,

Brooke (Chapman) Jones | District Manager

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

(O) 2005 Pan Am Circle Ste 300 | Tampa, FL 33607
(M) 813-334-5882 | brooke.chapman@inframark.com

All invoices should be emailed directly to **InframarkCMS@payableslockbox.com**

To maintain compliance with the Florida Sunshine Amendment, please do not reply globally to this notification. Any questions should be to the sending party only or to the District Office at (813) 873-7300.

The information contained in this electronic message is confidential, proprietary and intended for the use of the owner of the e-mail address listed as the recipient of this message. If you are not the intended recipient, or the employee or agent responsible for delivering this message to the intended recipient, you are hereby notified that any disclosure, dissemination, distribution, copying of this communication, or unauthorized use is strictly prohibited and subject to prosecution to the fullest extent of the law. If you are not the intended recipient, please delete this electronica message and do not act upon, forward, copy or

otherwise disseminate it or its contents

INVOICE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com

Inframark:Inframark - Berry Bay CDD

Bill to

Attn: Jayna
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607 United States

Invoice details

Invoice no.: 3548
Terms: Due on receipt
Invoice date: 05/25/2026
Due date: 05/25/2026

Coastal Sales Rep: Sam Crawford
Job Number: Berry Bay CDD
Rep. Contact No.: 813-424-1022

#	Product or service	Description	Qty	Rate	Amount
1.	**Watering Trucks**	Dates Serviced: 5/20/26 - 5/25/26 for Berry Bay two trucks on site running	6	$4,400.00	$26,400.00

Total **$26,400.00**

Ways to pay

BANK

Please send checks to:
Coastal Outdoor Services LLC
6101 Ike Smith Road
Plant City, FL 33565

View and pay

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #178403
June 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	Invoice Date	Date Due	Terms	Customer PO #
(2) Maple Replacement - May 2026 Estimate # 147620	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#147620 - (2) Maple Replacement - May 2026				**$2,296.70**

As discussed with Carlos and Inframark team, replace 2 Maple:

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.

LCE025: Tree/Plant Installation				**$2,201.50**
Site Prep, Removal, & Disposal (E) (Labor)				$679.60
Live Oak "Southern" (Material)	2.5" Caliper	2.00	$760.95	$1521.90
LCE005: Irrigation Installation				**$95.20**
Irrigation Labor (Hide) (Labor)				$85.00

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/.

Miscellaneous Irrigation Parts (Material)	Each	4.00	$2.55	$10.20

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	$2,296.70
Sales Tax	$0.00
Total	**$2,296.70**
Credits/Payments	($0.00)
Balance Due	**$2,296.70**

To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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

Estimate: #147620

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Berry Bay CDD 4969 Eagle Rock Dr Wimauma, FL 33589

Job	Estimated Job Start Date	Proposed By	Due Date
(2) Oaks Replacement - May 2026	May 8, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$679.60
Live Oak "Southern"	2.5" Caliper	2	$760.95	$1,521.90
Irrigation Installation				
Irrigation Labor (Hide)				$85.00
Miscellaneous Irrigation Parts	Each	4	$2.55	$10.20
			Subtotal	**$2,296.70**
			Estimated Tax	$0.00
			Job Total	**$2,296.70**

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/.

As discussed with Carlos and Inframark team, replace 2 Oaks:

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

05/08/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

Inframark

5/10/2026
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/.

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #178409
June 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	Invoice Date	Date Due	Terms	Customer PO #
Sod Replacement - BG Blvd/MI Homes entrances - June 2026 Estimate # 149759	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#149759 - Sod Replacement - BG Blvd/MI Homes entrances - June 2026				**$7,853.45**

Remove existing sod (mixed type). Replace with St. Augustine on MI Homes entrances, and flagged stretch of BG Blvd, per Kyle's report 6/3. Areas are measured and flagged.

LCE025: Tree/Plant Installation				**$7,683.45**
Site Prep, Removal, & Disposal (E) (Labor)				$2250.00
St. Augustine 'Floratam' Sod (400) (Material)	Pallet	11.00	$493.95	$5433.45
LCE005: Irrigation Installation				**$170.00**
Irrigation Labor (Hide) (Labor)				$170.00

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/.

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	$7,853.45
Sales Tax	$0.00
Total	**$7,853.45**
Credits/Payments	($0.00)
Balance Due	**$7,853.45**

To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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: #178407
June 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	Invoice Date	Date Due	Terms	Customer PO #
Grade Hog Damage - Pond 18 - May 2026 Estimate # 148868	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148868 - Grade Hog Damage - Pond 18 - May 2026				**$1,350.00**

Repair hog damage at Pond 18. Rake and grade soil. *Does not include sod replacement.

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.

LCE025: Tree/Plant Installation	**$1,350.00**

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/.

Site Prep, Removal, & Disposal (E) (Labor)	$1350.00

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	$1,350.00
Sales Tax	$0.00
Total	**$1,350.00**
Credits/Payments	($0.00)
Balance Due	**$1,350.00**

To pre-authorize cleanup services following a storm event this season, please click here. Download the agreement, sign it, and email it to Storm_Prep@down2earthinc.com or give it to your Account Manager.

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.
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Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #148868

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Berry Bay CDD 4969 Eagle Rock Dr Wimauma, FL 33589

Job	Estimated Job Start Date	Proposed By	Due Date
Grade Hog Damage - Pond 18 - May 2026	May 29, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$1,350.00
			Subtotal	**$1,350.00**
			Estimated Tax	$0.00
			Job Total	**$1,350.00**

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/.

Repair hog damage at Pond 18. Rake and grade soil. *Does not include sod replacement.

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

05/28/2026
Date

Agreed & Accepted By:

Signed by:
Rollamay Turkoane
1F3BE9E795D0415...

Inframark

5/28/2026
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/.

Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Invoice: #178406
June 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	Invoice Date	Date Due	Terms	Customer PO #
Grade Hog Damage - 5.22.26 Estimate # 148754	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148754 - Grade Hog Damage - 5.22.26				**$380.00**

Clean up and grade hog damage on both sides of Dug Creek Way.

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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.

LCE025: Tree/Plant Installation	**$380.00**
Site Prep, Removal, & Disposal (E) (Labor)	$380.00

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

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https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$380.00
Sales Tax	$0.00
Total	**$380.00**
Credits/Payments	($0.00)
Balance Due	**$380.00**

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Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #148754

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Berry Bay CDD 4969 Eagle Rock Dr Wimauma, FL 33589

Job	Estimated Job Start Date	Proposed By	Due Date
Grade Hog Damage - 5.22.26	May 22, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$380.00
			Subtotal	**$380.00**
			Estimated Tax	$0.00
			Job Total	**$380.00**

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/.

Clean up and grade hog damage on both sides of Dug Creek Way.

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 05/26/2026

Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-27-2026

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

Invoice: #178405
June 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	Invoice Date	Date Due	Terms	Customer PO #
Sabal Palm Removal - May 2026 Estimate # 148753	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148753 - Sabal Palm Removal - May 2026			**$340.00**	
Flush cut (2) dead Sabal Palms. Completed 5/22/26 per discussion with Arturo				
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.				
LCE025: Tree/Plant Installation				**$340.00**
Site Prep, Removal, & Disposal (E) (Labor)				$340.00

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

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https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$340.00
Sales Tax	$0.00
Total	**$340.00**
Credits/Payments	($0.00)
Balance Due	**$340.00**

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Down to Earth Landscape & Irrigation
PO Box 72701
Cleveland, Ohio 44192-0002
(321) 263-2700

Estimate: #148753

Customer Address	Billing Address	Physical Job Address
Inframark Jayna Cooper 2005 Pan Am Circle Suite 300 Tampa, Florida 33604 Jayna.Cooper@inframark.com 813-608-8242	Jayna Cooper Inframark 2005 Pan Am Circle Suite 300 Tampa, FL 33604	Berry Bay CDD 4969 Eagle Rock Dr Wimauma, FL 33589

Job	Estimated Job Start Date	Proposed By	Due Date
Sabal Palm Removal - May 2026	May 22, 2026	Alexandra Steiner	

Estimate Details

Description of Services & Materials	Unit	Quantity	Rate	Amount
Tree/Plant Installation				
Site Prep, Removal, & Disposal (E)				$340.00
			Subtotal	**$340.00**
			Estimated Tax	$0.00
			Job Total	**$340.00**

Flush cut (2) dead Sabal Palms. Completed 5/22/26 per discussion with Arturo

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 05/26/2026
Down to Earth Date

Agreed & Accepted By:

Jayna Cooper 5-27-2026
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

Invoice: #178404
June 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	Invoice Date	Date Due	Terms	Customer PO #
berry Bay Ave/Saffold Rd exit Sod Replacement - June 2026 Estimate # 148228	6/19/2026	7/4/2026	Net 15	

Invoice Details

Description of Services & Items	Unit	Quantity	Rate	Amount
#148228 - berry Bay Ave/Saffold Rd exit Sod Replacement - June 2026				**$6,617.50**

Remove and replace St. Augustine at Saffold Rd. entrance. Add and adjust irrigation for coverage.

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.

LCE025: Tree/Plant Installation				**$6,422.00**
St. Augustine "Floratam" Sod (Sub)	Square Foot	3800.00	$1.69	$6422.00
LCE005: Irrigation Installation				**$195.50**
Irrigation Labor (Hide) (Labor)				$170.00

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Miscellaneous Irrigation Parts (Material)	Each	10.00	$2.55	$25.50

Billing Questions
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(904) 780-2257

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https://huntington.billeriq.com/ebpp/DownToEarth/

Subtotal	$6,617.50
Sales Tax	$0.00
Total	**$6,617.50**
Credits/Payments	($0.00)
Balance Due	**$6,617.50**

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CHECK REQUEST FORM

District Name: Berry Bay

Date: 6/2/26

Invoice Number: SNW-REF

Please issue a check to:

Vendor Name: Sherry Nobles - White

Vendor No.:

Check amount: $200.00

Please code to: 534425/57202/5000

.

Check Description/Reason: REFUND CLUBHOUSE DEPOSIT

Mailing instructions: Sherry Nobles-White

2973 Marine Grass Dr.

Wimauma, FL 33598

Due Date for Check: **06.27.2026**

Requestor: Teresa Farlow

Manager's review:

THIS DOCUMENT CONTAINS A TRUE WATERMARK - HOLD UP TO LIGHT TO VIEW

Western Union

WESTERN UNION FINANCIAL SERVICES INC. - ISSUER - Denver, Colorado

Payable at Wells Fargo Bank Grand Junction - Downtown, N.A., Grand Junction, Colorado

MONEY ORDER

22-121168403

Walmart

A 362443 D 031626
T 1204 3014
221211684031 L 001203

$ 200.00

PAY EXACTLY TWO HUNDRED DOLLARS AND NO CENTS

PAY TO THE ORDER OF Berry Bay CDD

PAYMENT FOR/ACCT. #

PURCHASER'S ADDRESS 2973 Marine Grass Drive

PURCHASER'S SIGNATURE Sherry A. [illegible]

Zeta Alpha Beta Sorority Ceremony

MOBILE DEPOSIT PROHIBITED

⑆102100400⑆ 4022121168403⑈

Berry Bay CDD

CHECK PAYMENT FORM

DATE: / /___ NAME OF ISSUER: Sherry Nobles-White

DOB: ADDRESS: 2973 Marine Grass Drive

CELL PHONE: (656) 244-1857

DRIVER LICENSE NUMBER:

AMOUNT OF CHECK: $ 200.00 REASON FOR CHECK:

INFRAMARK
INFRASTRUCTURE MANAGEMENT SERVICES

Berry Bay Community Development District

Financial Report

June 30, 2026

CLEAR PARTNERSHIPS

COLLABORATION LEADERSHIP EXCELLENCE ACCOUNTABILITY RESPECT

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of June 30, 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 FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS										
Cash - Operating Account	$ 362,681	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 362,681
Accounts Receivable	100	-	-	-	-	-	-	-	-	100
Accounts Receivable - Off Roll Billing	-	-	162,285	-	-	-	-	-	-	162,285
Due From Other Funds	-	7,688	-	229	-	-	-	-	-	7,917
Investments:										
Acquisition & Construction Account	-	-	-	-	2,785	24	11,885	-	-	14,694
Construction Fund Custody	-	-	-	-	74,941	-	-	-	-	74,941
Reserve Fund	-	497,689	223,038	81,233	-	-	-	-	-	801,960
Revenue Fund	-	427,108	299,473	174,572	-	-	-	-	-	901,153
Prepaid Items	4,047	-	-	-	-	-	-	-	-	4,047
Deposits - Electric	9	-	-	-	-	-	-	-	-	9
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	-	-	-	-	-	-	-	-	23,882,552	23,882,552
TOTAL ASSETS	**$ 366,837**	**$ 932,485**	**$ 684,796**	**$ 256,034**	**$ 77,726**	**$ 24**	**$ 11,885**	**$ 28,273,870**	**$ 24,380,000**	**$ 54,983,657**
LIABILITIES										
Accounts Payable	$ 130,180	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 130,180
Due To Other Districts	-	-	-	233,427	-	-	-	-	-	233,427
Bonds Payable - Series 2021	-	-	-	-	-	-	-	-	15,875,000	15,875,000
Bonds Payable - Series 2023	-	-	-	-	-	-	-	-	6,145,000	6,145,000
Bonds Payable - Series 2024	-	-	-	-	-	-	-	-	2,360,000	2,360,000
Due To Other Funds	4,062	-	660	-	2,966	-	229	-	-	7,917
TOTAL LIABILITIES	**134,242**	**-**	**660**	**233,427**	**2,966**	**-**	**229**	**-**	**24,380,000**	**24,751,524**
FUND BALANCES										
Nonspendable:										
Prepaid Items	4,047	-	-	-	-	-	-	-	-	4,047
Restricted for:										
Debt Service	-	932,485	684,136	22,607	-	-	-	-	-	1,639,228
Capital Projects	-	-	-	-	74,760	24	11,656	-	-	86,440
Unassigned:	228,548	-	-	-	-	-	-	28,273,870	-	28,502,418
TOTAL FUND BALANCES	**232,595**	**932,485**	**684,136**	**22,607**	**74,760**	**24**	**11,656**	**28,273,870**	**-**	**30,232,133**
TOTAL LIABILITIES & FUND BALANCES	**$ 366,837**	**$ 932,485**	**$ 684,796**	**$ 256,034**	**$ 77,726**	**$ 24**	**$ 11,885**	**$ 28,273,870**	**$ 24,380,000**	**$ 54,983,657**

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
REVENUES				
Interest - Investments	$ -	$ 10,712	$ 10,712	0.00%
Interest - Tax Collector	-	156	156	0.00%
Rental Income	-	1,700	1,700	0.00%
Fence Easement	-	150	150	0.00%
Special Assmnts- Tax Collector	862,833	1,230,032	367,199	142.56%
Special Assmnts- CDD Collected	487,180	254	(486,926)	0.05%
Other Miscellaneous Revenues	-	29,999	29,999	0.00%
TOTAL REVENUES	**1,350,013**	**1,273,003**	**(77,010)**	**94.30%**
EXPENDITURES				
Administration				
Supervisor Fees	12,000	7,400	4,600	61.67%
ProfServ-Field Management	-	1,500	(1,500)	0.00%
ProfServ-Info Technology	-	1,300	(1,300)	0.00%
ProfServ-Recording Secretary	-	3,675	(3,675)	0.00%
Trustees Fees	4,100	8,971	(4,871)	218.80%
Field Management	12,000	11,833	167	98.61%
Assessment Roll	-	3,750	(3,750)	0.00%
Disclosure Report	11,400	14,500	(3,100)	127.19%
District Counsel	15,000	24,823	(9,823)	165.49%
District Engineer	12,000	8,648	3,352	72.07%
Administrative Services	-	458	(458)	0.00%
District Management	36,000	24,958	11,042	69.33%
Accounting Services	18,000	9,375	8,625	52.08%
Auditing Services	5,000	9,600	(4,600)	192.00%
Onsite Staff	70,000	52,500	17,500	75.00%
Website ADA Compliance	1,500	3,125	(1,625)	208.33%
Postage, Phone, Faxes, Copies	250	163	87	65.20%
Insurance - General Liability	3,812	3,344	468	87.72%
Public Officials Insurance	3,620	2,939	681	81.19%
Insurance -Property & Casualty	33,411	43,130	(9,719)	129.09%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	2,378	122	95.12%
Mailings	2,500	-	2,500	0.00%
Misc-Records Storage	-	100	(100)	0.00%
Bank Fees	250	2,924	(2,674)	1169.60%
Website Admin Services	1,500	2,141	(641)	142.73%
Onsite Office Supplies	250	-	250	0.00%
Dues, Licenses & Fees	500	575	(75)	115.00%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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
Total Administration	248,093	244,110	3,983	98.39%
Electric Utility Services				
Amenity Internet	1,200	1,027	173	85.58%
Water/Waste	3,000	3,550	(550)	118.33%
Electric Utility Services	40,000	16,922	23,078	42.31%
Street Lights	200,100	169,320	30,780	84.62%
Total Electric Utility Services	244,300	190,819	53,481	78.11%
Other Physical Environment				
Wildlife Control	9,000	13,950	(4,950)	155.00%
Waterway Management	5,000	-	5,000	0.00%
Debris Cleanup	5,000	500	4,500	10.00%
Tree Trimming	10,000	850	9,150	8.50%
Landscape - Annuals	18,000	2,606	15,394	14.48%
Landscape - Mulch	35,000	1,269	33,731	3.63%
Landscape Maintenance	450,000	319,122	130,878	70.92%
Ditches R&M	12,000	-	12,000	0.00%
Landscaping - Plant Replacement Program	40,000	121,953	(81,953)	304.88%
Storm Cleanup	35,000	-	35,000	0.00%
Irrigation Maintenance	30,000	26,029	3,971	86.76%
Aquatics - Contract	33,600	35,767	(2,167)	106.45%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Landscaping - Soil Ammendment	30,000	33,328	(3,328)	111.09%
Total Other Physical Environment	717,600	555,374	162,226	77.39%
Amenities				
Pool Monitor	12,000	2,176	9,824	18.13%
Pool Maintenance - Contract	24,000	18,698	5,302	77.91%
Janitorial - Contract	10,020	7,832	2,188	78.16%
Amenity Pest Control	1,800	1,260	540	70.00%
Janitorial - Supplies/Other	1,500	44	1,456	2.93%
Security Monitoring Services	6,000	5,050	950	84.17%
Garbage Dumpster - Rental/Collection	3,000	-	3,000	0.00%
Pool Treatments & Other R&M	3,500	9,446	(5,946)	269.89%
Entrance Monuments, Gates, Walls R&M	15,000	4,423	10,577	29.49%
Amenity Camera R&M	2,000	2,500	(500)	125.00%
Amenity R&M	10,000	5,115	4,885	51.15%
Sidewalk, Pavement, Signage R&M	2,000	250	1,750	12.50%
MISC Contigency	15,000	30,722	(15,722)	204.81%
Access Control R&M	5,000	2,840	2,160	56.80%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 2026

General Fund (001)

(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE ($) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
Holiday Decoration	10,000	6,020	3,980	60.20%
Community Events	10,000	1,208	8,792	12.08%
Dog Waste Station Service & Supplies	4,200	3,780	420	90.00%
Amenity Furniture R&M	5,000	425	4,575	8.50%
Total Amenities	140,020	101,789	38,231	72.70%
TOTAL EXPENDITURES	**1,350,013**	**1,092,092**	**257,921**	**80.89%**
Excess (deficiency) of revenues Over (under) expenditures	-	180,911	180,911	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**51,684**		
FUND BALANCE, ENDING		**$ 232,595**		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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	$ -	$ 27,667	$ 27,667	0.00%
Special Assmnts- Tax Collector	995,377	1,003,752	8,375	100.84%
TOTAL REVENUES	**995,377**	**1,031,419**	**36,042**	**103.62%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	390,000	390,000	-	100.00%
Interest Expense	606,944	606,944	-	100.00%
Total Debt Service	996,944	996,944	-	100.00%
TOTAL EXPENDITURES	**996,944**	**996,944**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	(1,567)	34,475	36,042	-2200.06%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(9,821)	(9,821)	0.00%
Contribution to (Use of) Fund Balance	(1,567)	-	1,567	0.00%
TOTAL FINANCING SOURCES (USES)	**(1,567)**	**(9,821)**	**(8,254)**	**626.74%**
Net change in fund balance	$ (1,567)	$ 24,654	$ 29,355	-1573.32%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**907,831**		
FUND BALANCE, ENDING		**$ 932,485**		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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	$ -	$ 15,695	$ 15,695	0.00%
Special Assmnts- Tax Collector	-	449,828	449,828	0.00%
Special Assmnts- CDD Collected	446,075	162,285	(283,790)	36.38%
TOTAL REVENUES	**446,075**	**627,808**	**181,733**	**140.74%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	100,000	100,000	-	100.00%
Interest Expense	347,100	347,100	-	100.00%
Total Debt Service	447,100	447,100	-	100.00%
TOTAL EXPENDITURES	**447,100**	**447,100**	**-**	**100.00%**
Excess (deficiency) of revenues Over (under) expenditures	(1,025)	180,708	181,733	-17630.05%
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)	$ 180,708	$ 183,783	-17630.05%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**503,428**		
FUND BALANCE, ENDING		**$ 684,136**		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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	$ -	$ 2,999	$ 2,999	0.00%
Special Assmnts- CDD Collected	-	59,725	59,725	0.00%
TOTAL REVENUES	**-**	**62,724**	**62,724**	**0.00%**
EXPENDITURES				
Debt Service				
Principal Debt Retirement	-	40,000	(40,000)	0.00%
Interest Expense	-	122,390	(122,390)	0.00%
Total Debt Service	-	162,390	(162,390)	0.00%
TOTAL EXPENDITURES	**-**	**162,390**	**(162,390)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(99,666)	(99,666)	0.00%
OTHER FINANCING SOURCES (USES)				
Operating Transfers-Out	-	(1,864)	(1,864)	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**(1,864)**	**(1,864)**	**0.00%**
Net change in fund balance	$ -	$ (101,530)	$ (101,530)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**124,137**		
FUND BALANCE, ENDING		**$ 22,607**		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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	$ -	$ 2,540	$ 2,540	0.00%
TOTAL REVENUES	**-**	**2,540**	**2,540**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	27,929	(27,929)	0.00%
Total Construction In Progress	-	27,929	(27,929)	0.00%
TOTAL EXPENDITURES	**-**	**27,929**	**(27,929)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(25,389)	(25,389)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	9,821	9,821	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**9,821**	**9,821**	**0.00%**
Net change in fund balance	$ -	$ (15,568)	$ (15,568)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**90,328**		
FUND BALANCE, ENDING		**$ 74,760**		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Statement of Revenues, Expenditures and Changes in Fund Balances

For the Period Ending June 30, 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 June 30, 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	$ -	$ 2,725	$ 2,725	0.00%
TOTAL REVENUES	**-**	**2,725**	**2,725**	**0.00%**
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	108,899	(108,899)	0.00%
Total Construction In Progress	-	108,899	(108,899)	0.00%
TOTAL EXPENDITURES	**-**	**108,899**	**(108,899)**	**0.00%**
Excess (deficiency) of revenues Over (under) expenditures	-	(106,174)	(106,174)	0.00%
OTHER FINANCING SOURCES (USES)				
Interfund Transfer - In	-	1,864	1,864	0.00%
TOTAL FINANCING SOURCES (USES)	**-**	**1,864**	**1,864**	**0.00%**
Net change in fund balance	$ -	$ (104,310)	$ (104,310)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2025)		**115,966**		
FUND BALANCE, ENDING		**$ 11,656**		

Bank Account Statement

Berry Bay CDD

Bank Account No. 6498

Statement No. 06-26

Statement Date 06/30/2026

G/L Account No. 101001 Balance	362,681.19
Positive Adjustments	0.00
Subtotal	362,681.19
Negative Adjustments	0.00
Ending G/L Balance	362,681.19

Statement Balance	368,568.77
Outstanding Deposits	0.00
Subtotal	368,568.77
Outstanding Checks	-5,887.58
Ending Balance	362,681.19

Posting Date	Document Type	Document No.	Vendor	Description	Amount	Cleared Amount	Difference
Outstanding Checks							
06/08/2026	Payment	1132	RYAN MOTKO	Payment of Invoice 002207			-200.00
06/17/2026	Payment	300160	TECO	Inv: 061126-89422-ACH			-1,492.08
06/25/2026	Payment	1141	CITY-WIDE CLEANING LLC	Payment of Invoice 002224			-900.00
06/25/2026	Payment	1142	CITY-WIDE CLEANING LLC	Payment of Invoice 002231			-345.00
06/25/2026	Payment	1144	KINGS POWER WASHING SERVICES	Payment of Invoice 002232			-425.00
06/30/2026	Payment	1148	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 002237			-193.00
06/30/2026	Payment	1149	BLUE LIFE POOL SERVICE LLC	Payment of Invoice 002244			-200.00
06/30/2026	Payment	1150	COASTAL FENCE SERVICES, LLC	Payment of Invoice 002236			-375.00
06/30/2026	Payment	1151	JOBE PEST SERVICES	Payment of Invoice 002239			-140.00
06/30/2026	Payment	1152	SWINE SOLUTIONS	Payment of Invoice 002235			-1,550.00
06/30/2026	Payment	1153	WEISER SECURITY SERVICES INC	Payment of Invoice 002240			-67.50
Total Outstanding Checks							-5,887.58
Outstanding Deposits							
Total Outstanding Deposits							

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
GENERAL FUND - 001								
001	1111	06/01/26	DOWN TO EARTH	175886	APRIL 2026-OAKS REPLACEMENT	Landscaping - Plant Replacement Program	546468-53908	$2,952.80
001	1112	06/01/26	DOWN TO EARTH	175885	MAY 2026-SOD REPLACEMENT	Landscape Maintenance	546300-53908	$4,230.50
001	1113	06/01/26	DOWN TO EARTH	175884	APRIL 2026-REPLACEMENT ZOYSIA POOL DECK AREA	Landscape Maintenance	546300-53908	$1,750.00
001	1114	06/01/26	DOWN TO EARTH	175883	MAY 2026-LANDSCAPE MAINTENANCE-SOD REPLACEMENT	Landscape Maintenance	546300-53908	$4,390.75
001	1115	06/01/26	DOWN TO EARTH	175888	MAY 2026-LANDSCAPE MAINTENANCE	Landscape Maintenance	546300-53908	$2,470.00
001	1116	06/01/26	DOWN TO EARTH	175887	MAY 2026-LANDSCAPE MAINTENANCE CONTRACT	Landscape Maintenance	546300-53908	$1,350.00
001	1117	06/01/26	DOWN TO EARTH	177078	MAY 2026-HYDRETAIN ADDITIVE TURF AREAS	Landscape Maintenance	546300-53908	$10,125.00
001	1118	06/01/26	DOWN TO EARTH	177079	MAY 2026-IRRIGATION SERVICE	Irrigation Maintenance	546930-53908	$497.00
001	1119	06/01/26	DOWN TO EARTH	177080	MAY 2026-OAKS REPLACEMENT	Landscaping - Plant Replacement Program	546468-53908	$2,126.80
001	1120	06/04/26	ALVAREZ PLUMBING & AIR CONDITIONING	84539	MAY 2026-AC SERVICE CALL	Amenity R&M	546516-57217	$295.00
001	1121	06/04/26	BLUE LIFE POOL SERVICE LLC	23852	MAY 2026-POOL MAINTENANCE	Pool Treatments & Other R&M	546214-57217	$4,547.00
001	1122	06/04/26	BLUE LIFE POOL SERVICE LLC	23969	JUNE 2026-POOL SERVICES	Pool Maintenance - Contract	531034-57217	$2,000.00
001	1123	06/04/26	COASTAL FENCE SERVICES, LLC	123	JUNE 2026-GATE REPAIR	Entrance Monuments, Gates, Walls R&M	546227-57217	$875.00
001	1124	06/04/26	COASTAL OUTDOOR SERVICES LLC	3548	MAY 2026-LANDSCAPE SERVICES	Landscape Maintenance	546300-53908	$26,400.00
001	1125	06/04/26	DOWN TO EARTH	176409	JUNE 2026-GENERAL MAINTENANCE	Landscape Maintenance	546300-53908	$28,694.08
001	1126	06/04/26	INFRAMARK LLC	96830A	JUNE 2023 MGMT FEES	District Management	531150-51301	$3,000.00
001	1126	06/04/26	INFRAMARK LLC	96830A	JUNE 2023 MGMT FEES	Accounting Services	532001-51301	$375.00
001	1126	06/04/26	INFRAMARK LLC	96830A	JUNE 2023 MGMT FEES	Field Management	531106-51301	$1,000.00
001	1126	06/04/26	INFRAMARK LLC	96830A	JUNE 2023 MGMT FEES	Website Admin Services	549936-51301	$125.00
001	1126	06/04/26	INFRAMARK LLC	96830A	JUNE 2023 MGMT FEES	Postage, Phone, Faxes, Copies	541024-51301	$12.03
001	1126	06/04/26	INFRAMARK LLC	96830A	JUNE 2023 MGMT FEES	Disclosure Report	531142-51301	$350.00
001	1127	06/04/26	KINGS POWER WASHING SERVICES	1247	MAY 2026-AMENITY CENTER PAVERS TREATED AND POWER WASHED	MISC Contigency	546922-57217	$425.00
001	1128	06/04/26	U.S. BANK	8196456	ADMINISTRATION FEES 05/01/26-04/30/27	Trustees Fees	531045-51301	$104.16
001	1128	06/04/26	U.S. BANK	8196456	ADMINISTRATION FEES 05/01/26-04/30/27	Prepaid Items	155000-0	$145.84
001	1129	06/08/26	CARLOS DE LA OSSA	CO-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	$200.00
001	1130	06/08/26	KELLY ANN EVANS	KE-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	$200.00
001	1131	06/08/26	NICHOLAS J. DISTER	ND-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	$200.00
001	1132	06/08/26	RYAN MOTKO	RM-060426	BOARD 06/04/2026	Supervisor Fees	511100-51301	$200.00
001	1133	06/10/26	ECO-LOGIC SERVICES LLC	6620	MAY 2026-LAKE MAINTENANCE SERVICES	Aquatics - Contract	546995-53908	$4,635.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	Accounting Services	532001-51301	$1,000.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	Disclosure Report	531142-51301	$1,250.01
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	District Management	531150-51301	$2,083.33
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	Field Management	531106-51301	$1,500.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	Onsite Staff	534215-51301	$5,833.33
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	Website Admin Services	549936-51301	$200.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	ProfServ-Recording Secretary	531036-51301	$375.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	Assessment Roll	531141-51301	$416.67
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	ProfServ-Info Technology	531020-51301	$100.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	MISC Contigency	546922-57217	$100.00
001	1134	06/10/26	INFRAMARK LLC	180969	JUNE 2026-DISTRICT SERVICES	MISC Contigency	546922-57217	$458.33
001	1135	06/10/26	SHERRY NOBLES-WHITE	NOBLES WHITE-REFUND	REFUND CLUBHOUSE DEPOSIT	MISC Contigency	546922-57217	$200.00
001	1136	06/10/26	STANTEC CONSULTING SERVICES INC	2570364	ENGINEERING SERVICES THRU 05/17/26	District Engineer	531147-51301	$962.50
001	1137	06/10/26	STRALEY ROBIN VERICKER	28493	MAY 2026-DISTRICT COUNSEL	District Counsel	531146-51301	$2,621.10
001	1138	06/12/26	4 S CATTLE COMPANY LLC	1011	JUNE 2026-HOG PROOF FENCE	MISC Contigency	546922-57217	$4,504.50
001	1141	06/25/26	CITY-WIDE CLEANING LLC	20220	CLUBHOUSE CLEANING JUNE 2026	Janitorial - Contract	534026-57217	$900.00
001	1142	06/25/26	CITY-WIDE CLEANING LLC	20219	JUNE 2026 PET STATION SERVICE	Dog Waste Station Service & Supplies	552161-57217	$345.00
001	1143	06/25/26	INFRAMARK LLC	182408	MAY 2026-GODADDY WEBSITE AND POSTAGE	Website Admin Services	549936-51301	$215.76
001	1143	06/25/26	INFRAMARK LLC	182408	MAY 2026-GODADDY WEBSITE AND POSTAGE	Postage, Phone, Faxes, Copies	541024-51301	$11.84
001	1144	06/25/26	KINGS POWER WASHING SERVICES	1256	JUNE 2026-POWER WASHING-POOL FURNITURE	Amenity Furniture R&M	564220-57217	$425.00
001	1145	06/25/26	SIGNAL 88 FRANCHISE GROUP, INC.	US 169731	SECURITY 05/23/26 - 05/31/26	Security Monitoring Services	534368-57217	$440.00
001	1146	06/25/26	WEISER SECURITY SERVICES INC	1271719	SERVICE 06/05/26 - 06/11/2026	Security Monitoring Services	534368-57217	$67.50
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Accounting Services	532001-51301	$1,000.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	ProfServ-Field Management	531016-51301	$1,500.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Onsite Staff	534215-51301	$5,833.33
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Disclosure Report	531142-51301	$1,250.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	District Management	531150-51301	$2,083.33
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Website Admin Services	549936-51301	$200.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	ProfServ-Recording Secretary	531036-51301	$375.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Assessment Roll	531141-51301	$416.67
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	ProfServ-Info Technology	531020-51301	$100.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Misc-Records Storage	549069-51301	$100.00
001	1147	06/26/26	INFRAMARK LLC	181838	MAY 2026 MGMT FEES	Administrative Services	531148-51301	$458.33
001	1148	06/30/26	BLUE LIFE POOL SERVICE LLC	24279	JUNE 2026-POOL LIGHT WEDGE	Pool Maintenance - Contract	531034-57217	$193.00
001	1149	06/30/26	BLUE LIFE POOL SERVICE LLC	24254	JUNE 2026-POOL CLEANING	Pool Treatments & Other R&M	546214-57217	$200.00

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Payment Register by Fund

For the Period from 06/01/2026 to 06/30/2026

(Sorted by Check / ACH No.)

Fund No.	Check / ACH No.	Date	Payee	Invoice No.	Payment Description	Invoice / GL Description	G/L Account #	Amount Paid
001	1150	06/30/26	COASTAL FENCE SERVICES, LLC	131	JUNE 2026-SERVICE CALL -NEW POLE BAR	Entrance Monuments, Gates, Walls R&M	546227-57217	$375.00
001	1151	06/30/26	JOBE PEST SERVICES	6531	JUNE 2026-PEST CONTROL	Amenity Pest Control	534181-57217	$140.00
001	1152	06/30/26	SWINE SOLUTIONS	752	JUNE 2026-MONTHLY TRAPPING SERVICES	Wildlife Control	531074-53908	$1,550.00
001	1153	06/30/26	WEISER SECURITY SERVICES INC	1272483	SECURITY MONITORING 06/12/26-06/18/26	Security Monitoring Services	534368-57217	$67.50
001	300159	06/11/26	CHARTER COMMUNICATIONS	274886305312 6-ACH	INTERNET/VOICE 05/31/26-06/30/26	Amenity Internet	541036-53100	$120.57
001	300160	06/17/26	TECO	061126-89422-ACH	ELECTRIC 05/07/26-06/05/26	Street Lights	543062-53100	$1,492.08
001	300161	06/18/26	TECO	060526-26104-ACH	ELECTRIC 04/09/26-05/07/26	Street Lights	543062-53100	$10,502.25
001	300161	06/18/26	TECO	060526-26104-ACH	ELECTRIC 04/09/26-05/07/26	Electric Utility Services	543041-53100	$121.08
001	300162	06/29/26	TRUIST - CC	060226-1411	TRUIST CC PURCHASES-SPECIAL EVENTS	Community Events	549410-57217	$69.85
001	300162	06/29/26	TRUIST - CC	060226-1411	TRUIST CC PURCHASES-SPECIAL EVENTS	MISC Contigency	546922-57217	$38.10
001	300162	06/29/26	TRUIST - CC	060226-1411	TRUIST CC PURCHASES-SPECIAL EVENTS	MISC Contigency	546922-57217	$54.04
001	DD308	06/09/26	BOCC	060526-2137371989	TEMPORARY HYDRANT APPLICATE	Water/Waste	543021-53100	$845.00
							Fund Total	**$156,770.96**

Total Checks Paid	**$156,770.96**

ESTIMATE

Coastal Outdoor Services LLC
6101 Ike Smith Rd
Plant City, FL 33565-3029

office@coastaloutdoorfl.com
+1 (813) 394-0160
https://www.CoastalOutdoorFL.com

Coastal Outdoor
LANDSCAPE SERVICES

Inframark:Inframark - Berry Bay CDD

Bill to

Attn: Jayna
Inframark
2005 Pan Am Circle
Suite 300
Tampa, FL 33607 United States

Estimate details

Estimate no.: 1519
Estimate date: 07/02/2026

Coastal Sales Rep: Sam Crawford
Rep. Contact No.: 727-631-8648

#	Product or service	Description	Qty	Rate	Amount
1.	**Lighting**	install 7 new lights	1	$2,275.00	$2,275.00
2.	**Transformer**	install new transformer	1	$595.00	$595.00
3.	**Repairs**	running new wire to lights	1	$325.00	$325.00
4.	**Mulch**	touch up areas after working	1	$195.00	$195.00
			Total		**$3,390.00**

Accepted date

7/7/26

Accepted by

Brooke Jones

Docusign Envelope ID: BDEE9211-7B15-852F-8329-B41FF7B21E17

AMENDMENT #3
TO THE
LANDSCAPE MAINTENANCE AGREEMENT

THIS AMENDMENT #3 TO THE LANDSCAPE MAINTENANCE AGREEMENT ("Amendment") is made and entered into this 8th day of July 2026, by and between Berry Bay Community Development District. ("**Customer**") and Down to Earth Opco, LLC dba Down to Earth ("**Contractor**").

WITNESSETH:

WHEREAS, **Customer** and **Contractor** entered into a new Landscape Maintenance Agreement dated October 5th, 2025 ("Agreement"), pursuant to which **Contractor** agreed to provide **Customer** with certain Services; and

WHEREAS, **Customer** and **Contractor** desire to modify the Agreement pursuant to this Amendment.

NOW THEREFORE, in consideration of the foregoing and the mutual covenants contained herein, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Customer** and **Contractor** agree as follows:

1. The Agreement, as amended, including all Exhibits thereto, shall remain in full force and effect, except as modified by this Amendment.

2. 2. Commencing on July 8th 2026, Contractor shall include additional irrigation service hours needed for upgraded turf, areas damaged by construction and increased community service calls. The annual contract price shall be increased accordingly by $2,500.00 per month, for a total annual increase of $30,000.00 per year.

3. **Customer** and **Contractor** agree to abide by the provision of services, as set forth above. Capitalized terms used but not defined herein will have the meanings given to them in the Agreement.

IN WITNESS WHEREOF, THE PARTIES HAVE CAUSED THIS Amendment to be executed as of the date first set forth above.

Berry Bay Community Development District

Signed by:
By: Carlos de la Ossa
C0CB251E705481...
Name: Carlos de la Ossa
Title: Chair

Date: 8/3/2026

SSS Down to Earth Opco, LLC
dba Down to Earth

Signed by:
By: Will Dutton
71A94429DB03491...
Name: Will Dutton
Title: Regional Operations Leader

Date: 7/28/2026

Berry Bay CDD

Field Inspection Report - July 2026

Monday, July 20, 2026

Prepared For Board Of Supervisors

15 Items Identified

Long Nguyen

Long Nguyen

District Inspection Coordinator

Green – Indicates Item is in progress or completed.
Orange - Indicates Item is scheduled.
Red - Indicates Item has not been addressed by vendor.

Items 1 - Amenity Center

Assigned To: Down To Earth

Landscape at the Amenity center is properly maintained. Newly installed turf has settled in and looks good. Declining palm tree from last report has been replaced. New Silver Buttonwood around the pool has settled in and looks good. Pool furniture has been stored inside in preparation of potential storm.

Items 2 - Fiddle Fig Ave. Dead End

Assigned To: Down To Earth

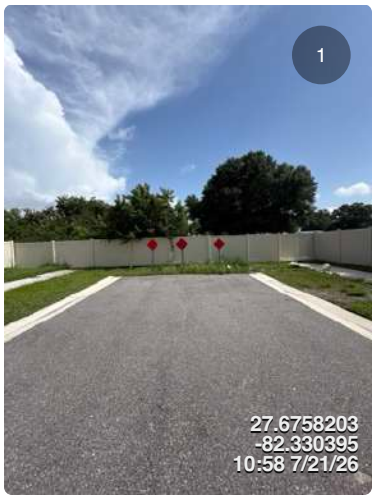
This area was overgrown in last report and has been taken care of. Will continue being a part of regular routine maintenance.

Items 3 - Nautical Rise Pl. Dead End

Assigned To: Down To Earth

Observed landscape overgrowth at street's end.

- Mow this area at next service. 7/30

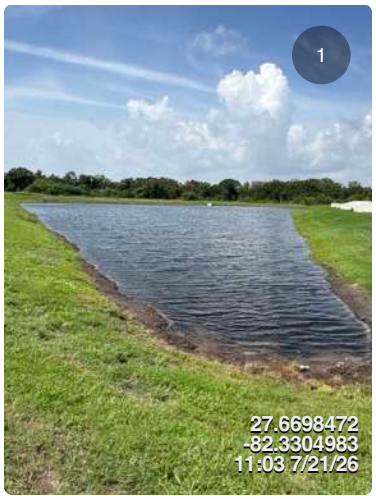


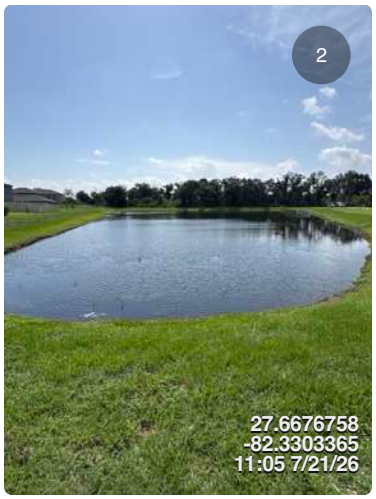
Items 4 - Pond Maintenance

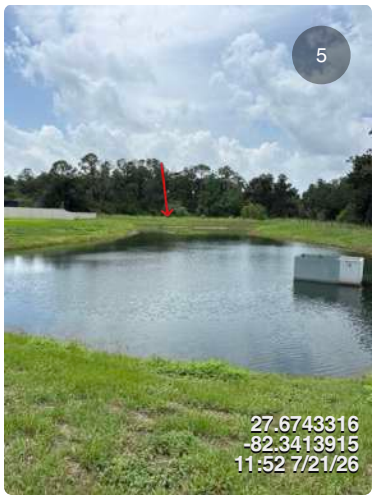
Assigned To: Eco Logic

Ponds around the district are in good overall condition. Observed minor evidence of submerged weeds.

- Service ponds and submit report.



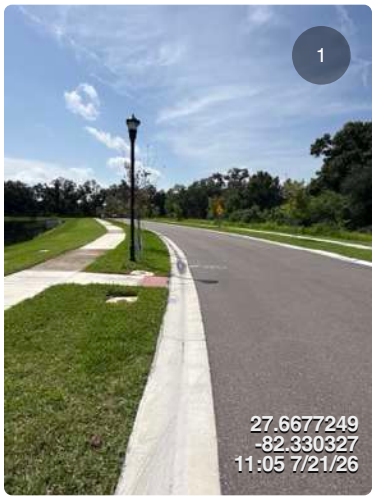


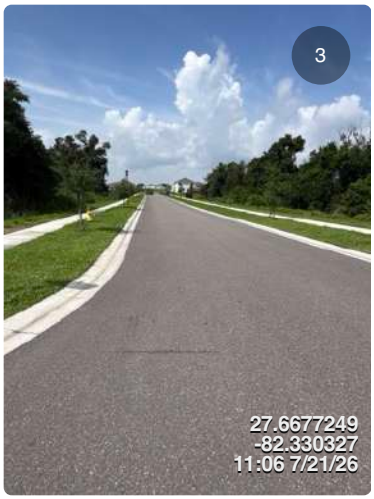


Items 5 - Dug Creek Way Turf Installation

Assigned To: Down To Earth

Turf installation appears to be complete. Areas are thriving and will be maintained during routine service.





Items 6 - Dug Creek Way/Berry Bay Ave. Park

Assigned To: Down To Earth

Yes, we've discussed sod and plant replacements here when construction finishes. Christmas tree will be removed on Thursday 7/30.

Observed landscape overgrowth within this pocket park. There is active construction at the houses next to this park. Evidence that heavy equipment is driving in and compromising the turf areas.

- Evaluate the hedge line along the fence and determine is replacement is necessary.
- Remove the Christmas tree at next service.

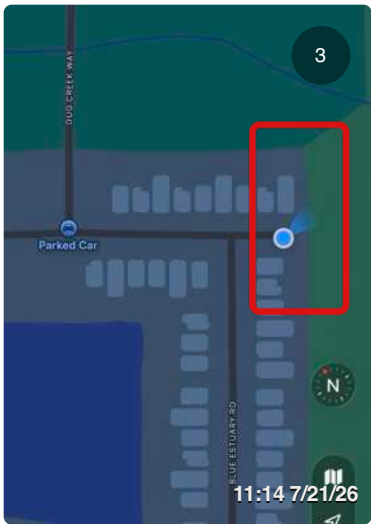
Items 7 - Berry Bay Ave. Dead End

Assigned To: Down To Earth

This was mowed on 7/23 and will be mowed again on the 30th.

Observed landscape overgrowth at street's end.

- Mow this area at next service.



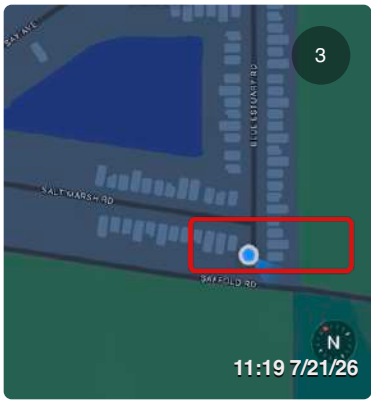
Items 8 - Blue Estuary Rd. Dead End

Assigned To: Down To Earth

This was mowed on 7/23 and will be mowed again 7/30.

Observed landscape overgrowth at street's end.

- Mow this area at next service.

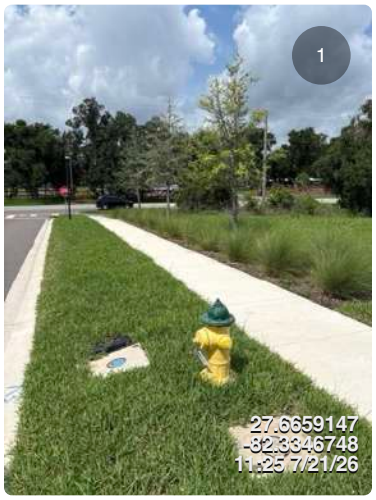


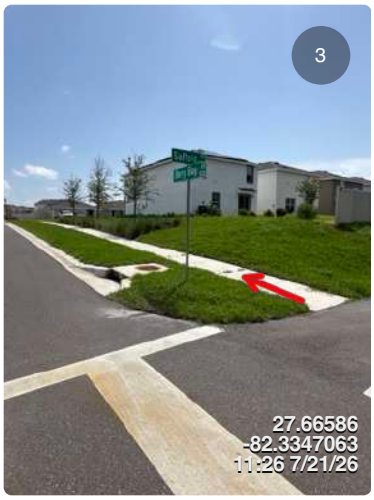
Items 9 - Saffold Rd./Berry Bay Ave. Entrance

Assigned To: Down To Earth

Newly installed turf appears to be settled in and thriving.

- Eliminate the crack weeds at next service. Crack weeds to be removed on next service.





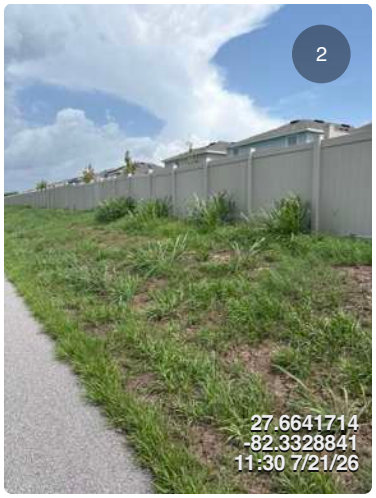
Items 10 - Saffold Rd. Easement

Assigned To: Down To Earth

This ditch and fence line was completed on 7/23. Will be mowed again during the next service.

Observed overgrowth at District's boundary along Saffold rd. It appears this area has been missed for a few visits.

- Service this area and string trim along the fence line as per maintenance agreement.



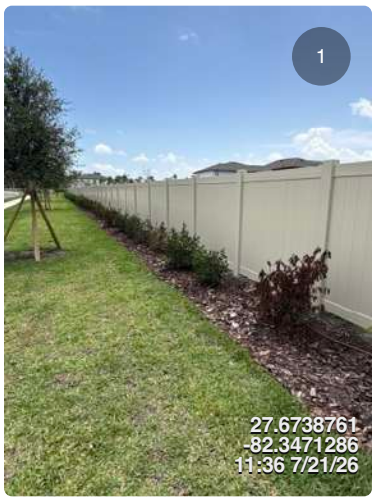
Items 11 - Dune Shores Way

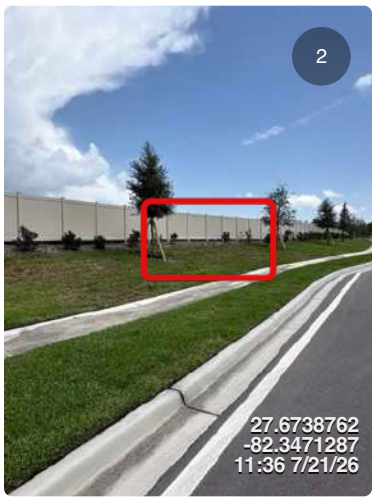
Assigned To: Down To Earth

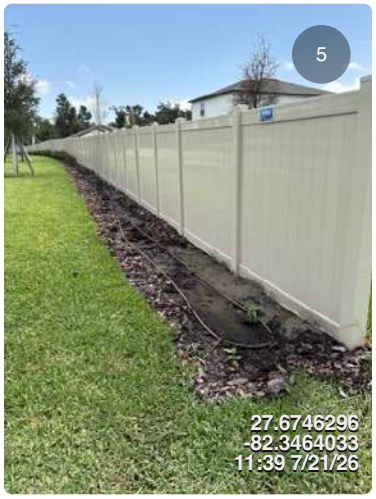
Landscape at this road requires attention. Newly installed viburnums are dying. Observed stressed turf areas and gaps in the hedge line.

- Evaluate irrigation system to ensure proper functionality and coverage.
- Remove all dead plant material.
- Install new viburnums to fill in the hedge line gaps.

Irrigation was investigated on week of 7/27. Additional Viburnums will be installed.







Items 12 - US 301 Entrance

Assigned To: Down To Earth Estimate for new grasses will be sent 7/29.

Frontage landscape has improved since last inspection. Dead plant material and weeds have been removed. Annuals at the bullnose look good. Surrounding turf areas look good.

- Install new Muhly Grass at the outbound monument.

Items 13 - Eagle Rock Dr.

Assigned To: Down To Earth This area will be completed 7/30.

This area is near the Sale's office and needs to be maintained. Observed landscape overgrowth around the pond, boundary limit, and island at the end of street.

- Service these areas and ensure proper maintenance as per contract agreement.

Items 14 - Living Coral St. Dead End

Assigned To: Down To Earth

This area was overgrown in last report and has been taken care of. Will continue being a part of regular routine maintenance.

Items 15 - Berry Bay II

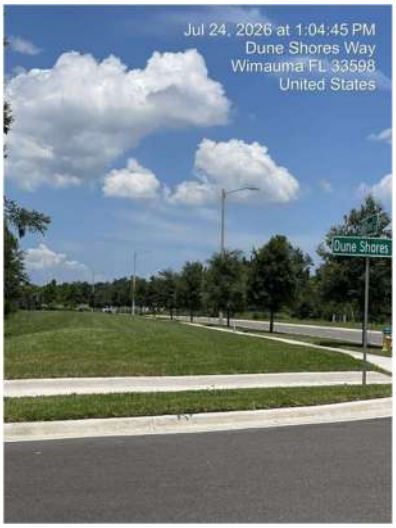
Assigned To: Board

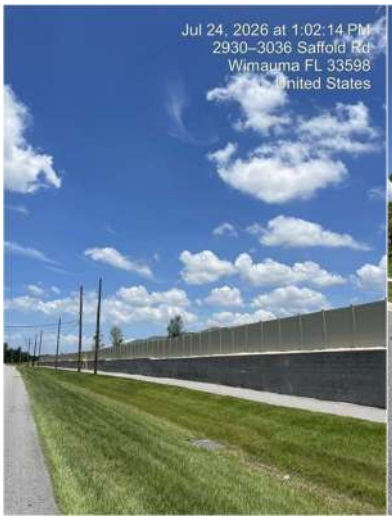
Landscape progress along the main boulevard is steady. Turf, trees, and plants are being installed daily. Sale's signage is being properly displayed.

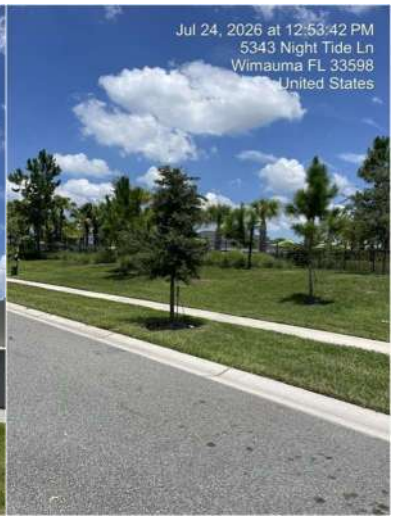
Berry Bay:

Maintenance crews were on site Wednesday 7/22 and Thursday, 7/23 for scheduled mowing, edging and trimming of turf and ponds, and detail trimming and weed removal.

Several sod replacement projects were completed in June and July. Berry Grove Blvd, Juniper Cove St, Dug Creek Way, Berry Bay Ave, MI Homes areas and multiple areas around the Clubhouse are all established and water management is continuous.







Irrigation techs have been on site multiple times weekly adjusting watering programs for new sod, trees, and plant material and responding to service calls. Kara submitted an addendum for increased irrigation hours. This would allow our team to spend more time on site monitoring the system and responding to frequent work orders coming from the

team. Our goal is to have one dedicated Tech oversee all irrigation in Berry Bay. Please consider approval of the addendum.

The turf was fertilized property-wide and sedge growth was treated on July 21st. Water trucks were on site this day which is counterproductive to the sedge treatment. I've scheduled another treatment for the first week of August.

We are waiting on approval for mulch installation and the drainage project at the pavilion. Water continues to flood the picnic table area after storms. Brooke and I looked at this area twice and Brent Franklin submitted a proposal to permanently fix the area. Please let me know if there is an update regarding these projects.

Thank you,

Alexandra Steiner

Account Manager - Sarasota

Cell: (443)-823-1808

Office: (941)-336-3673

Email: alexandra.steiner@down2earthinc.com

7840 Fruitville Road

Sarasota, FL 34240

www.DTElandscape.com

DOWN TO EARTH
LANDSCAPE & IRRIGATION

Eco-Logic Services
Environmental Consulting and Management Services

Lake Maintenance Service Report

Date: Wednesday, July 22, 2026

Lead Technician: Landon Forde

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
7		✓							
8		✓							
9		✓							
11		✓							
4		✓							
5		✓							
3		✓							
1		✓							
23		✓							
24		✓	✓						
12		✓							
6		✓							

Notes:
Sprayed torpedo, dollar weeds, cattails and dog fennel and sprayed as much duckweed as I could reach in

24