

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
February 28, 2023

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of February 28, 2023

(In Whole Numbers)

<u>ACCOUNT DESCRIPTION</u>	<u>GENERAL FUND</u>	<u>SERIES 2021 DEBT SERVICE FUND</u>	<u>SERIES 2021 CAPITAL PROJECTS FUND</u>	<u>GENERAL FIXED ASSETS ACCOUNT GROUP FUND</u>	<u>GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND</u>	<u>TOTAL</u>
<u>ASSETS</u>						
Cash - Operating Account	\$ 318,784	\$ -	\$ -	\$ -	\$ -	318,784
Due From Other Funds	-	507,977	-	-	-	507,977
Investments:						
Acq. & Construction - Amenity	-	-	86,932	-	-	86,932
Acq. & Construction - Master	-	-	1	-	-	1
Construction Fund	-	-	514,014	-	-	514,014
Construction Fund Custody	-	-	65,047	-	-	65,047
Reserve Fund	-	497,689	-	-	-	497,689
Revenue Fund	-	812,163	-	-	-	812,163
Fixed Assets						
Equipment and Furniture	-	-	-	122,485	-	122,485
Construction Work In Process	-	-	-	18,293,605	-	18,293,605
Amount To Be Provided	-	-	-	-	17,087,366	17,087,366
TOTAL ASSETS	\$ 318,784	\$ 1,817,829	\$ 665,994	\$ 18,416,090	\$ 17,087,366	\$ 38,306,063
<u>LIABILITIES</u>						
Accounts Payable	\$ 53,458	\$ -	\$ -	\$ -	\$ -	53,458
Bonds Payable	-	-	-	-	17,087,366	17,087,366
Due To Other Funds	31	-	507,946	-	-	507,977
TOTAL LIABILITIES	53,489	-	507,946	-	17,087,366	17,648,801

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(In Whole Numbers)

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<u>FUND BALANCES</u>						
Restricted for:						
Debt Service	-	1,817,829	-	-	-	1,817,829
Capital Projects	-	-	158,048	-	-	158,048
Unassigned:	265,295	-	-	18,416,090	-	18,681,385
TOTAL FUND BALANCES	265,295	1,817,829	158,048	18,416,090	-	20,657,262
TOTAL LIABILITIES & FUND BALANCES	\$ 318,784	\$ 1,817,829	\$ 665,994	\$ 18,416,090	\$ 17,087,366	\$ 38,306,063

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
General Fund (001)
(In Whole Numbers)

ACCOUNT DESCRIPTION	ANNUAL ADOPTED BUDGET	YEAR TO DATE ACTUAL	VARIANCE (\$) FAV(UNFAV)	YTD ACTUAL AS A % OF ADOPTED BUD
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 786,949	\$ 457,580	\$ (329,369)	58.15%
Special Assmnts- CDD Collected	-	27,648	27,648	0.00%
Developer Contribution	-	2,232	2,232	0.00%
TOTAL REVENUES	786,949	487,460	(299,489)	61.94%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	2,600	9,400	21.67%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	2,100	2,100	50.00%
District Counsel	10,000	6,892	3,108	68.92%
District Engineer	7,500	3,388	4,112	45.17%
District Manager	36,000	23,000	13,000	63.89%
Accounting Services	4,500	3,250	1,250	72.22%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	2,000	-	2,000	0.00%
Postage, Phone, Faxes, Copies	250	172	78	68.80%
Public Officials Insurance	2,329	2,504	(175)	107.51%
Legal Advertising	2,500	1,209	1,291	48.36%
Bank Fees	250	15	235	6.00%
Website Administration	1,500	750	750	50.00%
Miscellaneous Expenses	200	-	200	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	92,604	46,055	46,549	49.73%
<u>Electric Utility Services</u>				
Utility - Electric	65,000	1,338	63,662	2.06%
Utility - StreetLights	150,000	56,060	93,940	37.37%
Total Electric Utility Services	215,000	57,398	157,602	26.70%
<u>Other Physical Environment</u>				
Waterway Management	25,000	12,130	12,870	48.52%
Contracts-Pools	25,000	-	25,000	0.00%
Contracts - Landscape	295,000	-	295,000	0.00%
Janitorial Services & Supplies	10,000	-	10,000	0.00%
Insurance -Property & Casualty	30,000	3,059	26,941	10.20%
Landscape Maintenance	94,345	72,202	22,143	76.53%
Total Other Physical Environment	479,345	87,391	391,954	18.23%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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 EXPENDITURES	786,949	190,844	596,105	24.25%
Excess (deficiency) of revenues				
Over (under) expenditures	-	296,616	296,616	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(31,321)		
FUND BALANCE, ENDING		<u>\$ 265,295</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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	\$ -	\$ 11,469	\$ 11,469	0.00%
Special Assmnts- Tax Collector	991,356	811,049	(180,307)	81.81%
Special Assmnts- CDD Collected	-	279,364	279,364	0.00%
TOTAL REVENUES	991,356	1,101,882	110,526	111.15%
EXPENDITURES				
Debt Service				
Principal Debt Retirement	360,000	-	360,000	0.00%
Interest Expense	631,356	318,041	313,315	50.37%
Total Debt Service	991,356	318,041	673,315	32.08%
TOTAL EXPENDITURES	991,356	318,041	673,315	32.08%
Excess (deficiency) of revenues Over (under) expenditures	-	783,841	783,841	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,033,988		
FUND BALANCE, ENDING		\$ 1,817,829		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
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	\$ -	\$ 11,296	\$ 11,296	0.00%
TOTAL REVENUES	-	11,296	11,296	0.00%
EXPENDITURES				
Construction In Progress				
Construction in Progress	-	621,830	(621,830)	0.00%
Total Construction In Progress	-	621,830	(621,830)	0.00%
TOTAL EXPENDITURES	-	621,830	(621,830)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(610,534)	(610,534)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		768,582		
FUND BALANCE, ENDING		\$ 158,048		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending February 28, 2023
General Fixed Assets Account Group Fund (900)
(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, 2022)		18,416,090		
FUND BALANCE, ENDING		<u>\$ 18,416,090</u>		

BERRY BAY CDD

Bank Reconciliation

Bank Account No. 6498 TRUIST - GF Operating
 Statement No. 02-23
 Statement Date 2/28/2023

G/L Balance (LCY)	318,783.56	Statement Balance	585,315.49
G/L Balance	318,783.56	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	585,315.49
Subtotal	318,783.56	Outstanding Checks	266,531.93
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	318,783.56	Ending Balance	318,783.56
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
1/27/2023	Payment	274	KELLY ANN EVANS	200.00	200.00	0.00
1/27/2023	Payment	275	RYAN MOTKO	200.00	200.00	0.00
2/2/2023	Payment	276	NICHOLAS J. DISTER	200.00	200.00	0.00
2/2/2023	Payment	277	TECO	10,536.38	10,536.38	0.00
2/3/2023	Payment	278	BERRY BAY CDD	242,411.89	242,411.89	0.00
2/3/2023	Payment	279	TECO	1,150.41	1,150.41	0.00
2/10/2023	Payment	280	BERRY BAY CDD	30,625.56	30,625.56	0.00
2/16/2023	Payment	281	CARLOS DE LA OSSA	200.00	200.00	0.00
2/16/2023	Payment	282	CYPRESS CREEK AQUATICS INC	2,432.00	2,432.00	0.00
2/16/2023	Payment	284	FIRST CHOICE AQUATIC WEED MANAGME	2,039.00	2,039.00	0.00
2/16/2023	Payment	285	INFRAMARK LLC	5,607.65	5,607.65	0.00
2/16/2023	Payment	286	KELLY ANN EVANS	200.00	200.00	0.00
2/16/2023	Payment	287	NICHOLAS J. DISTER	200.00	200.00	0.00
2/16/2023	Payment	289	STRALEY ROBIN VERICKER	1,390.39	1,390.39	0.00
2/16/2023	Payment	290	YELLOWSTONE LANDSCAPE	15,147.00	15,147.00	0.00
2/23/2023	Payment	291	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
2/23/2023	Payment	292	TECO	6,513.48	6,513.48	0.00
Total Checks				320,603.76	320,603.76	0.00
Deposits						
2/28/2023		JE000063	Debt Service/ Tax Revenue	G/L Ac 47,903.98	47,903.98	0.00
Total Deposits				47,903.98	47,903.98	0.00
Outstanding Checks						
2/16/2023	Payment	283	D.R. HORTON	266,331.93	0.00	266,331.93
2/16/2023	Payment	288	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks				266,531.93		266,531.93