

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
June 30, 2023

Prepared by:



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**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 214,208	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 214,208
Cash in Transit	-	12,560	-	-	-	-	-	12,560
Due From Other Funds	28,204	486,892	-	-	-	-	-	515,096
Investments:								
Acq. & Construction - Amenity	-	-	-	608,677	-	-	-	608,677
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	469,566	-	-	469,566
Construction Fund	-	-	-	13,159	-	-	-	13,159
Construction Fund Custody	-	-	-	65,475	-	-	-	65,475
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	364,862	4,877	-	-	-	-	369,739
Fixed Assets								
Equipment and Furniture	-	-	-	-	-	122,485	-	122,485
Construction Work In Process	-	-	-	-	-	18,293,605	-	18,293,605
Amount Avail In Debt Services	-	-	-	-	-	-	497,448	497,448
Amount To Be Provided	-	-	-	-	-	-	23,019,918	23,019,918
<b>TOTAL ASSETS</b>	<b>\$ 242,412</b>	<b>\$ 1,362,003</b>	<b>\$ 450,952</b>	<b>\$ 687,312</b>	<b>\$ 469,566</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,145,701</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 13,660	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	13,660
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	-	515,096	-	-	-	515,096
<b>TOTAL LIABILITIES</b>	<b>13,660</b>	<b>-</b>	<b>-</b>	<b>515,096</b>	<b>-</b>	<b>-</b>	<b>23,517,366</b>	<b>24,046,122</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of June 30, 2023

*(In Whole Numbers)*

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	SERIES 2022 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	1,362,003	450,952	-	-	-	-	1,812,955
Capital Projects	-	-	-	172,216	469,566	-	-	641,782
Unassigned:	228,752	-	-	-	-	18,416,090	-	18,644,842
<b>TOTAL FUND BALANCES</b>	<b>228,752</b>	<b>1,362,003</b>	<b>450,952</b>	<b>172,216</b>	<b>469,566</b>	<b>18,416,090</b>	<b>-</b>	<b>21,099,579</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 242,412</b>	<b>\$ 1,362,003</b>	<b>\$ 450,952</b>	<b>\$ 687,312</b>	<b>\$ 469,566</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,145,701</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	\$ 786,949	\$ 565,955	\$ (220,994)	71.92%
Special Assmnts- CDD Collected	-	70,232	70,232	0.00%
Developer Contribution	-	2,232	2,232	0.00%
Other Miscellaneous Revenues	-	1,225	1,225	0.00%
<b>TOTAL REVENUES</b>	<b>786,949</b>	<b>639,644</b>	<b>(147,305)</b>	<b>81.28%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,400	6,600	45.00%
ProfServ-Trustee Fees	4,100	4,291	(191)	104.66%
Disclosure Report	4,200	3,500	700	83.33%
District Counsel	10,000	16,285	(6,285)	162.85%
District Engineer	7,500	3,388	4,112	45.17%
District Manager	36,000	36,200	(200)	100.56%
Accounting Services	4,500	4,750	(250)	105.56%
Auditing Services	4,900	1,500	3,400	30.61%
Website Compliance	2,000	1,500	500	75.00%
Postage, Phone, Faxes, Copies	250	226	24	90.40%
Public Officials Insurance	2,329	2,504	(175)	107.51%
Legal Advertising	2,500	3,548	(1,048)	141.92%
Bank Fees	250	27	223	10.80%
Website Administration	1,500	1,250	250	83.33%
Miscellaneous Expenses	200	275	(75)	137.50%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
<b>Total Administration</b>	<b>92,604</b>	<b>84,819</b>	<b>7,785</b>	<b>91.59%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	65,000	6,438	58,562	9.90%
Utility - StreetLights	150,000	92,692	57,308	61.79%
<b>Total Electric Utility Services</b>	<b>215,000</b>	<b>99,130</b>	<b>115,870</b>	<b>46.11%</b>
<b><u>Other Physical Environment</u></b>				
Waterway Management	25,000	21,042	3,958	84.17%
Contracts-Pools	25,000	12,375	12,625	49.50%
Contracts - Landscape	295,000	51,431	243,569	17.43%
Janitorial Services & Supplies	10,000	2,193	7,807	21.93%
Insurance -Property & Casualty	30,000	13,798	16,202	45.99%
Landscape Maintenance	94,345	115,863	(21,518)	122.81%

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b>Total Other Physical Environment</b>	479,345	216,702	262,643	45.21%
<b>TOTAL EXPENDITURES</b>	<b>786,949</b>	<b>400,651</b>	<b>386,298</b>	<b>50.91%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	238,993	238,993	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>(10,241)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 228,752</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 29,031	\$ 29,031	0.00%
Special Assmnts- Tax Collector	991,356	1,003,141	11,785	101.19%
Special Assmnts- CDD Collected	-	291,924	291,924	0.00%
<b>TOTAL REVENUES</b>	<b>991,356</b>	<b>1,324,096</b>	<b>332,740</b>	<b>133.56%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	360,000	360,000	-	100.00%
Interest Expense	631,356	636,081	(4,725)	100.75%
<b>Total Debt Service</b>	<b>991,356</b>	<b>996,081</b>	<b>(4,725)</b>	<b>100.48%</b>
<b>TOTAL EXPENDITURES</b>	<b>991,356</b>	<b>996,081</b>	<b>(4,725)</b>	<b>100.48%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	328,015	328,015	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>1,033,988</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,362,003</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2022 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 4,877	\$ 4,877	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>4,877</b>	<b>4,877</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Interest Expense	-	51,373	(51,373)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>51,373</b>	<b>(51,373)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>51,373</b>	<b>(51,373)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(46,496)	(46,496)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	497,448	497,448	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>497,448</b>	<b>497,448</b>	<b>0.00%</b>
Net change in fund balance	<u>\$ -</u>	<u>\$ 450,952</u>	<u>\$ 450,952</u>	<u>0.00%</u>
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		-		
<b>FUND BALANCE, ENDING</b>		<u><b>\$ 450,952</b></u>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22,000	\$ 22,000	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>22,000</b>	<b>22,000</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	618,366	(618,366)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>618,366</b>	<b>(618,366)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>618,366</b>	<b>(618,366)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(596,366)	(596,366)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>768,582</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 172,216</b>		



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 2023  
Series 2022 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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 22,159	\$ 22,159	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>22,159</b>	<b>22,159</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
ProfServ-Trustee Fees	-	5,950	(5,950)	0.00%
Bond Counsel	-	48,500	(48,500)	0.00%
Disclosure Report	-	70,000	(70,000)	0.00%
District Counsel	-	6,250	(6,250)	0.00%
District Engineer	-	5,000	(5,000)	0.00%
District Manager	-	38,500	(38,500)	0.00%
Postage, Phone, Faxes, Copies	-	1,750	(1,750)	0.00%
<b>Total Administration</b>	<b>-</b>	<b>175,950</b>	<b>(175,950)</b>	<b>0.00%</b>
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	5,166,443	(5,166,443)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>5,166,443</b>	<b>(5,166,443)</b>	<b>0.00%</b>
<b><u>Debt Service</u></b>				
DS Costs-Miscellaneous	-	14,152	(14,152)	0.00%
Underwriters Discount	-	128,600	(128,600)	0.00%
<b>Total Debt Service</b>	<b>-</b>	<b>142,752</b>	<b>(142,752)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>5,485,145</b>	<b>(5,485,145)</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,462,986)	(5,462,986)	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Interfund Transfer - In	-	5,932,552	5,932,552	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>5,932,552</b>	<b>5,932,552</b>	<b>0.00%</b>
Net change in fund balance	\$ -	\$ 469,566	\$ 469,566	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>-</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 469,566</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending June 30, 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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2022)</b>		<b>18,416,090</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 18,416,090</u></b>		

# BERRY BAY CDD

## Bank Reconciliation

Bank Account No. 6498 TRUIST - GF Operating  
 Statement No. 06-23  
 Statement Date 6/30/2023

<b>G/L Balance (LCY)</b>	214,208.23	<b>Statement Balance</b>	241,354.88
<b>G/L Balance</b>	214,208.23	<b>Outstanding Deposits</b>	50.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	214,208.23	<b>Subtotal</b>	241,404.88
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	27,196.65
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	214,208.23	<b>Ending Balance</b>	214,208.23
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
6/1/2023	Payment	330	A-TECH CONSULTING, INC	5,080.00	5,080.00	0.00
6/1/2023	Payment	331	AYSHA TORRES	600.00	600.00	0.00
6/1/2023	Payment	332	EGIS INSURANCE	8,644.00	8,644.00	0.00
6/1/2023	Payment	333	MONICA ALVAREZ	600.00	600.00	0.00
6/1/2023	Payment	334	TECO	1,958.92	1,958.92	0.00
6/1/2023	Payment	335	YELLOWSTONE LANDSCAPE	1,105.80	1,105.80	0.00
6/15/2023	Payment	337	FIRST CHOICE AQUATIC WEED MANAGME	2,417.00	2,417.00	0.00
6/15/2023	Payment	338	GRAU AND ASSOCIATES	1,500.00	1,500.00	0.00
6/15/2023	Payment	339	INFRAMARK LLC	4,856.15	4,856.15	0.00
6/15/2023	Payment	340	JNJ CLEANING SERVICES LLC	787.00	787.00	0.00
6/15/2023	Payment	341	STRALEY ROBIN VERICKER	927.95	927.95	0.00
6/15/2023	Payment	342	SUNRISE LANDSCAPE	8,209.35	8,209.35	0.00
6/15/2023	Payment	343	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
6/15/2023	Payment	344	U.S. BANK	250.00	250.00	0.00
6/21/2023	Payment	346	BERRY BAY CDD	11,271.55	11,271.55	0.00
6/22/2023	Payment	347	NEPTUNE MULTI SERVICES	650.00	650.00	0.00
6/22/2023	Payment	348	SPEAREM ENTERPRISES LLC	250.00	250.00	0.00
6/22/2023	Payment	349	SUNRISE LANDSCAPE	15,420.28	15,420.28	0.00
6/23/2023	Payment	DD117	Payment of Invoice 000404	11,916.66	11,916.66	0.00
6/25/2023	Payment	DD118	Payment of Invoice 000455	275.35	275.35	0.00
6/29/2023	Payment	350	CARLOS DE LA OSSA	200.00	200.00	0.00
6/5/2023		JE000172	Electric 2187	32.67	32.67	0.00
6/5/2023		JE000173	Electric 3150 Streetlights	1,926.25	1,926.25	0.00
6/21/2023		JE000174	Bank Fee Service Charges Prior Period	12.00	12.00	0.00
<b>Total Checks</b>				<b>80,440.93</b>	<b>80,440.93</b>	<b>0.00</b>

### Deposits

6/23/2023		JE000132	MO##### - Key	G/L Ac	25.00	25.00	0.00
6/26/2023		JE000150	CK#7693### - Clubhouse	G/L Ac	50.00	50.00	0.00
6/26/2023		JE000151	CK#1151### - Keys	G/L Ac	50.00	50.00	0.00
6/16/2023		JE000175	Tax Revenue/ Debt Service	G/L Ac	17,630.77	17,630.77	0.00

# BERRY BAY CDD

## Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Deposits				17,755.77	17,755.77	0.00	
<b>Outstanding Checks</b>							
6/15/2023	Payment	345	ZEBRA CLEANING TEAM, INC.	3,200.00	0.00	3,200.00	
6/29/2023	Payment	351	FIELDS CONSULTING GROUP LLC	3,450.00	0.00	3,450.00	
6/29/2023	Payment	352	NICHOLAS J. DISTER	200.00	0.00	200.00	
6/29/2023	Payment	353	RYAN MOTKO	200.00	0.00	200.00	
6/29/2023	Payment	354	SUNRISE LANDSCAPE	18,596.65	0.00	18,596.65	
6/29/2023	Payment	355	SWINE SOLUTIONS	1,550.00	0.00	1,550.00	
<b>Total Outstanding Checks.....</b>				<b>27,196.65</b>		<b>27,196.65</b>	
<b>Outstanding Deposits</b>							
6/20/2023		JE000130	CK#157## - Key	G/L Ac	25.00	0.00	25.00
6/23/2023		JE000131	CK#1010### - Pool Key	G/L Ac	25.00	0.00	25.00
<b>Total Outstanding Deposits.....</b>				<b>50.00</b>		<b>50.00</b>	