

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
September 30, 2023

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 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 LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS								
Cash - Operating Account	\$ 54,350	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 54,350
Due From Other Funds	28,204	491,494	-	-	-	-	-	519,698
Investments:								
Acq. & Construction - Amenity	-	-	-	369,061	-	-	-	369,061
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	75,534	-	-	75,534
Construction Fund	-	-	-	19,367	-	-	-	19,367
Construction Fund Custody	-	-	-	66,218	-	-	-	66,218
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	368,914	10,677	-	-	-	-	379,591
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
TOTAL ASSETS	\$ 82,554	\$ 1,358,097	\$ 456,752	\$ 454,647	\$ 75,534	\$ 18,416,090	\$ 23,517,366	\$ 44,361,040

LIABILITIES

Accounts Payable	\$ 77,466	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 77,466
Accounts Payable - Other	400	-	-	-	-	-	-	400
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	-	519,698	-	-	-	519,698
TOTAL LIABILITIES	77,866	-	-	519,698	-	-	23,517,366	24,114,930

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of September 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	
<u>FUND BALANCES</u>								
Restricted for:								
Debt Service	-	1,358,097	456,752	-	-	-	-	1,814,849
Capital Projects	-	-	-	-	75,534	-	-	75,534
Unassigned:	4,688	-	-	(65,051)	-	18,416,090	-	18,355,727
TOTAL FUND BALANCES	4,688	1,358,097	456,752	(65,051)	75,534	18,416,090	-	20,246,110
TOTAL LIABILITIES & FUND BALANCES	\$ 82,554	\$ 1,358,097	\$ 456,752	\$ 454,647	\$ 75,534	\$ 18,416,090	\$ 23,517,366	\$ 44,361,040

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Special Assmnts- Tax Collector	\$ 786,949	\$ 565,955	\$ (220,994)	71.92%
Special Assmnts- CDD Collected	-	70,232	70,232	0.00%
Developer Contribution	-	3,651	3,651	0.00%
Developer Contribution - CIP	-	568,581	568,581	0.00%
Other Miscellaneous Revenues	-	1,375	1,375	0.00%
TOTAL REVENUES	786,949	1,209,794	422,845	153.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	7,000	5,000	58.33%
ProfServ-Trustee Fees	4,100	4,291	(191)	104.66%
Disclosure Report	4,200	4,550	(350)	108.33%
District Counsel	10,000	22,138	(12,138)	221.38%
District Engineer	7,500	6,092	1,408	81.23%
District Manager	36,000	48,200	(12,200)	133.89%
Accounting Services	4,500	5,875	(1,375)	130.56%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	2,000	1,500	500	75.00%
Postage, Phone, Faxes, Copies	250	549	(299)	219.60%
Public Officials Insurance	2,329	5,096	(2,767)	218.81%
Legal Advertising	2,500	5,829	(3,329)	233.16%
Bank Fees	250	42	208	16.80%
Website Administration	1,500	1,625	(125)	108.33%
Miscellaneous Expenses	200	279	(79)	139.50%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	1,815	(1,640)	1037.14%
Total Administration	92,604	114,881	(22,277)	124.06%
<u>Electric Utility Services</u>				
Utility - Electric	65,000	12,213	52,787	18.79%
Utility - StreetLights	150,000	128,247	21,753	85.50%
Total Electric Utility Services	215,000	140,460	74,540	65.33%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>Other Physical Environment</u>				
Waterway Management	25,000	27,159	(2,159)	108.64%
Contracts-Pools	25,000	19,325	5,675	77.30%
Contracts - Landscape	295,000	51,638	243,362	17.50%
Janitorial Services & Supplies	10,000	7,072	2,928	70.72%
Insurance -Property & Casualty	30,000	49,567	(19,567)	165.22%
Landscape Maintenance	94,345	211,284	(116,939)	223.95%
Total Other Physical Environment	479,345	366,045	113,300	76.36%
<u>Construction In Progress</u>				
Construction in Progress	-	568,581	(568,581)	0.00%
Total Construction In Progress	-	568,581	(568,581)	0.00%
TOTAL EXPENDITURES	786,949	1,189,967	(403,018)	151.21%
Excess (deficiency) of revenues Over (under) expenditures	-	19,827	19,827	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(15,139)		
FUND BALANCE, ENDING		\$ 4,688		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 37,685	\$ 37,685	0.00%
Special Assmnts- Tax Collector	991,356	1,003,141	11,785	101.19%
Special Assmnts- CDD Collected	-	279,364	279,364	0.00%
TOTAL REVENUES	991,356	1,320,190	328,834	133.17%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	360,000	360,000	-	100.00%
Interest Expense	631,356	636,081	(4,725)	100.75%
Total Debt Service	991,356	996,081	(4,725)	100.48%
TOTAL EXPENDITURES	991,356	996,081	(4,725)	100.48%
Excess (deficiency) of revenues				
Over (under) expenditures	-	324,109	324,109	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,033,988		
FUND BALANCE, ENDING		\$ 1,358,097		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 10,677	\$ 10,677	0.00%
TOTAL REVENUES	-	10,677	10,677	0.00%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Interest Expense	-	51,373	(51,373)	0.00%
Total Debt Service	-	51,373	(51,373)	0.00%
TOTAL EXPENDITURES	-	51,373	(51,373)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(40,696)	(40,696)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	497,448	497,448	0.00%
TOTAL FINANCING SOURCES (USES)	-	497,448	497,448	0.00%
Net change in fund balance	<u>\$ -</u>	<u>\$ 456,752</u>	<u>\$ 456,752</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 456,752</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 29,000	\$ 29,000	0.00%
TOTAL REVENUES	-	29,000	29,000	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	862,633	(862,633)	0.00%
Total Construction In Progress	-	862,633	(862,633)	0.00%
TOTAL EXPENDITURES	-	862,633	(862,633)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(833,633)	(833,633)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		768,582		
FUND BALANCE, ENDING		<u>\$ (65,051)</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 16,980	\$ 16,980	0.00%
TOTAL REVENUES	-	16,980	16,980	0.00%
<u>EXPENDITURES</u>				
<u>Administration</u>				
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%
Total Administration	-	175,950	(175,950)	0.00%
<u>Construction In Progress</u>				
Construction in Progress	-	5,555,296	(5,555,296)	0.00%
Total Construction In Progress	-	5,555,296	(5,555,296)	0.00%
<u>Debt Service</u>				
DS Costs-Miscellaneous	-	14,152	(14,152)	0.00%
Underwriters Discount	-	128,600	(128,600)	0.00%
Total Debt Service	-	142,752	(142,752)	0.00%
TOTAL EXPENDITURES	-	5,873,998	(5,873,998)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,857,018)	(5,857,018)	0.00%
<u>OTHER FINANCING SOURCES (USES)</u>				
Interfund Transfer - In	-	5,932,552	5,932,552	0.00%
TOTAL FINANCING SOURCES (USES)	-	5,932,552	5,932,552	0.00%
Net change in fund balance	\$ -	\$ 75,534	\$ 75,534	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 75,534		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending September 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
<u>REVENUES</u>				
TOTAL REVENUES	-	-	-	0.00%
<u>EXPENDITURES</u>				
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. 09-23
Statement Date 9/30/2023

G/L Balance (LCY)	54,349.58	Statement Balance	62,676.86
G/L Balance	54,349.58	Outstanding Deposits	100.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	54,349.58	Subtotal	62,776.86
Negative Adjustments	0.00	Outstanding Checks	8,427.28
	<hr/>	Differences	0.00
Ending G/L Balance	54,349.58	Ending Balance	54,349.58
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/11/2023	Payment	378	RYAN MOTKO	200	200.00	0.00
9/1/2023	Payment	DD159	Payment of Invoice 000586	1261.47	1,261.47	0.00
9/1/2023	Payment	DD160	Payment of Invoice 000587	34.38	34.38	0.00
9/1/2023	Payment	DD161	Payment of Invoice 000588	546.02	546.02	0.00
9/5/2023	Payment	384	FIRST CHOICE AQUATIC WEED MANAGME	2039	2,039.00	0.00
9/5/2023	Payment	385	INFRAMARK LLC	6572.45	6,572.45	0.00
9/5/2023	Payment	386	JNJ CLEANING SERVICES LLC	1446	1,446.00	0.00
9/5/2023	Payment	387	SEBEES PEST SOLUTIONS	90	90.00	0.00
9/5/2023	Payment	388	STRALEY ROBIN VERICKER	2692.5	2,692.50	0.00
9/5/2023	Payment	389	SWINE SOLUTIONS	1550	1,550.00	0.00
9/7/2023	Payment	DD163	Payment of Invoice 000614	179.41	179.41	0.00
9/14/2023	Payment	390	GRAU AND ASSOCIATES	1000	1,000.00	0.00
9/14/2023	Payment	391	JNJ CLEANING SERVICES LLC	125	125.00	0.00
9/14/2023	Payment	392	TIMES PUBLISHING COMPANY	1045	1,045.00	0.00
9/20/2023	Payment	DD162	Payment of Invoice 000622	11809.55	11,809.55	0.00
9/21/2023	Payment	394	CARLOS DE LA OSSA	200	200.00	0.00
9/21/2023	Payment	395	KELLY ANN EVANS	200	200.00	0.00
9/21/2023	Payment	396	NICHOLAS J. DISTER	200	200.00	0.00
9/21/2023	Payment	398	BLUE LIFE POOL SERVICE LLC	2150	2,150.00	0.00
9/21/2023	Payment	400	TIMES PUBLISHING COMPANY	505.5	505.50	0.00
Total Checks				33,846.28	33,846.28	0.00

Outstanding Checks

8/25/2023		JE000241	Reverse CK# 22017340863 & 22017340862	50.00	0.00	50.00
9/14/2023	Payment	393	ZEBRA CLEANING TEAM, INC.	1,600.00	0.00	1,600.00
9/21/2023	Payment	397	RYAN MOTKO	200.00	0.00	200.00
9/21/2023	Payment	399	INFRAMARK LLC	4,850.00	0.00	4,850.00
9/28/2023	Payment	401	INFRAMARK LLC	221.28	0.00	221.28
9/28/2023	Payment	402	JNJ CLEANING SERVICES LLC	1,506.00	0.00	1,506.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Outstanding Checks.....				8,427.28		8,427.28	
Outstanding Deposits							
7/3/2023		JE000167	CK#122### - Key	G/L Ac	25.00	0.00	25.00
7/3/2023		JE000168	CK#102## - Key	G/L Ac	25.00	0.00	25.00
8/25/2023		JE000239	MO#542504383##### - Key Fob	G/L Ac	25.00	0.00	25.00
8/25/2023		JE000240	MO#542504382##### - Key Fob	G/L Ac	25.00	0.00	25.00
Total Outstanding Deposits.....				100.00		100.00	