

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
May 31, 2023

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of May 31, 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	\$ 304,040	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 304,040
Cash in Transit	-	29,523	-	-	-	-	-	29,523
Due From Other Funds	28,204	484,924	-	-	-	-	-	513,128
Investments:								
Acq. & Construction - Amenity	-	-	-	606,281	-	-	-	606,281
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	5,626,157	-	-	5,626,157
Construction Fund	-	-	-	11,148	-	-	-	11,148
Construction Fund Custody	-	-	-	65,270	-	-	-	65,270
Cost of Issuance Fund	-	-	-	-	175,950	-	-	175,950
Reserve Fund	-	497,689	448,859	-	-	-	-	946,548
Revenue Fund	-	324,078	-	-	-	-	-	324,078
Sinking fund	-	-	321	-	-	-	-	321
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	\$ 332,244	\$ 1,336,214	\$ 449,180	\$ 682,700	\$ 5,802,107	\$ 18,416,090	\$ 23,517,366	\$ 50,535,901
LIABILITIES								
Accounts Payable	\$ 41,308	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 41,308
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	-	513,128	-	-	-	513,128
TOTAL LIABILITIES	41,308	-	-	513,128	-	-	23,517,366	24,071,802

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
 As of May 31, 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	-	1,336,214	449,180	-	-	-	-	1,785,394
Capital Projects	-	-	-	169,572	5,802,107	-	-	5,971,679
Unassigned:	290,936	-	-	-	-	18,416,090	-	18,707,026
TOTAL FUND BALANCES	290,936	1,336,214	449,180	169,572	5,802,107	18,416,090	-	26,464,099
TOTAL LIABILITIES & FUND BALANCES	\$ 332,244	\$ 1,336,214	\$ 449,180	\$ 682,700	\$ 5,802,107	\$ 18,416,090	\$ 23,517,366	\$ 50,535,901

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ 559,595	\$ (227,354)	71.11%
Special Assmnts- CDD Collected	-	70,232	70,232	0.00%
Developer Contribution	-	2,232	2,232	0.00%
Other Miscellaneous Revenues	-	1,050	1,050	0.00%
TOTAL REVENUES	786,949	633,109	(153,840)	80.45%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,800	7,200	40.00%
ProfServ-Trustee Fees	4,100	4,291	(191)	104.66%
Disclosure Report	4,200	3,150	1,050	75.00%
District Counsel	10,000	15,357	(5,357)	153.57%
District Engineer	7,500	3,388	4,112	45.17%
District Manager	36,000	33,600	2,400	93.33%
Accounting Services	4,500	4,375	125	97.22%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	2,000	1,500	500	75.00%
Postage, Phone, Faxes, Copies	250	214	36	85.60%
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	1,125	375	75.00%
Miscellaneous Expenses	200	-	200	0.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	92,604	75,703	16,901	81.75%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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>Electric Utility Services</u>				
Utility - Electric	65,000	5,371	59,629	8.26%
Utility - StreetLights	150,000	79,611	70,389	53.07%
Total Electric Utility Services	215,000	84,982	130,018	39.53%
<u>Other Physical Environment</u>				
Waterway Management	25,000	19,003	5,997	76.01%
Contracts-Pools	25,000	12,230	12,770	48.92%
Contracts - Landscape	295,000	33,577	261,423	11.38%
Janitorial Services & Supplies	10,000	787	9,213	7.87%
Insurance -Property & Casualty	30,000	13,798	16,202	45.99%
Landscape Maintenance	94,345	91,854	2,491	97.36%
Total Other Physical Environment	479,345	171,249	308,096	35.73%
TOTAL EXPENDITURES	786,949	331,934	455,015	42.18%
Excess (deficiency) of revenues				
Over (under) expenditures	-	301,175	301,175	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(10,239)		
FUND BALANCE, ENDING		\$ 290,936		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 25,786	\$ 25,786	0.00%
Special Assmnts- Tax Collector	991,356	991,869	513	100.05%
Special Assmnts- CDD Collected	-	280,652	280,652	0.00%
TOTAL REVENUES	991,356	1,298,307	306,951	130.96%
<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	-	302,226	302,226	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,033,988		
FUND BALANCE, ENDING		\$ 1,336,214		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 3,105	\$ 3,105	0.00%
TOTAL REVENUES	-	3,105	3,105	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	-	(48,268)	(48,268)	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>\$ 449,180</u>	<u>\$ 449,180</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 449,180</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 19,356	\$ 19,356	0.00%
TOTAL REVENUES	-	19,356	19,356	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	618,366	(618,366)	0.00%
Total Construction In Progress	-	618,366	(618,366)	0.00%
TOTAL EXPENDITURES	-	618,366	(618,366)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(599,010)	(599,010)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		768,582		
FUND BALANCE, ENDING		<u>\$ 169,572</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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	\$ -	\$ 12,307	\$ 12,307	0.00%
TOTAL REVENUES	-	12,307	12,307	0.00%
<u>EXPENDITURES</u>				
<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	-	142,752	(142,752)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(130,445)	(130,445)	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	\$ -	\$ 5,802,107	\$ 5,802,107	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 5,802,107		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending May 31, 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. 05-23
 Statement Date 5/31/2023

G/L Balance (LCY)	304,040.04	Statement Balance	304,040.04
G/L Balance	304,040.04	Outstanding Deposits	0.00
Positive Adjustments	0.00		
		Subtotal	304,040.04
Subtotal	304,040.04	Outstanding Checks	0.00
Negative Adjustments	0.00	Differences	0.00
		Ending Balance	304,040.04
Ending G/L Balance	304,040.04		
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
2/16/2023	Payment	288	RYAN MOTKO	200.00	200.00	0.00
3/16/2023	Payment	303	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	310	CARLOS DE LA OSSA	200.00	200.00	0.00
4/27/2023	Payment	311	INFRAMARK LLC	4,874.21	4,874.21	0.00
4/27/2023	Payment	312	NICHOLAS J. DISTER	200.00	200.00	0.00
4/27/2023	Payment	313	RYAN MOTKO	200.00	200.00	0.00
4/27/2023	Payment	314	STRALEY ROBIN VERICKER	3,490.26	3,490.26	0.00
4/27/2023	Payment	315	TECO	3,186.23	3,186.23	0.00
4/27/2023	Payment	316	U.S. BANK	4,040.63	4,040.63	0.00
5/4/2023	Payment	317	KELLY ANN EVANS	200.00	200.00	0.00
5/4/2023	Payment	318	SUNRISE LANDSCAPE	12,683.83	12,683.83	0.00
5/4/2023	Payment	319	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
5/10/2023	Payment	320	BERRY BAY CDD	1,288.17	1,288.17	0.00
5/11/2023	Payment	321	CARLOS DE LA OSSA	200.00	200.00	0.00
5/11/2023	Payment	322	FIRST CHOICE AQUATIC WEED MANAGME	2,417.00	2,417.00	0.00
5/11/2023	Payment	323	INFRAMARK LLC	4,860.90	4,860.90	0.00
5/11/2023	Payment	324	KELLY ANN EVANS	200.00	200.00	0.00
5/11/2023	Payment	325	NICHOLAS J. DISTER	200.00	200.00	0.00
5/11/2023	Payment	326	RYAN MOTKO	200.00	200.00	0.00
5/11/2023	Payment	327	STRALEY ROBIN VERICKER	2,075.90	2,075.90	0.00
5/11/2023	Payment	328	SUNRISE LANDSCAPE	12,683.83	12,683.83	0.00
5/18/2023	Payment	329	BERRY BAY CDD	28,234.91	28,234.91	0.00
5/31/2023	Payment	DD116	Payment of Invoice 000345	9,665.14	9,665.14	0.00
5/31/2023		JE000133	Return deposit item -key fob - Rosado	50.00	50.00	0.00
Total Checks				93,101.01	93,101.01	0.00
Deposits						
5/17/2023		JE000081	CK#581027750##### - DS	G/L Ac 42,584.01	42,584.01	0.00
5/23/2023		JE000090	CK#1302### - Key	G/L Ac 25.00	25.00	0.00
5/23/2023		JE000091	MO##### - Key	G/L Ac 25.00	25.00	0.00
5/23/2023		JE000092	CK#780## - Keys	G/L Ac 75.00	75.00	0.00
5/23/2023		JE000093	MO##### - Key	G/L Ac 25.00	25.00	0.00
5/23/2023		JE000094	CK#1024### - Keys	G/L Ac 50.00	50.00	0.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
5/23/2023		JE000095	CK#2665### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000096	CK#2588### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000097	CK#1089### - Keys	G/L Ac	50.00	50.00	0.00
5/23/2023		JE000098	CK#1065### - Keys	G/L Ac	75.00	75.00	0.00
5/23/2023		JE000099	CK#343## - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000100	CK#135## - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000101	CK#2244### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000102	CK#141## - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000103	CK#1004### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000104	CK#221## - Keys	G/L Ac	50.00	50.00	0.00
5/23/2023		JE000105	CK#464## - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000106	CK#1472### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000107	CK#1017### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000108	MO##### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000109	CK#1029### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000110	CK#101## - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000111	CK#2225### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000112	CK#217## - Keys	G/L Ac	75.00	75.00	0.00
5/23/2023		JE000113	CK#102## - Keys	G/L Ac	50.00	50.00	0.00
5/23/2023		JE000114	MO##### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000115	CK#2708### - Keys	G/L Ac	50.00	50.00	0.00
5/23/2023		JE000116	MO##### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000117	MO##### - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000118	CK#2207### - Keys	G/L Ac	75.00	75.00	0.00
5/23/2023		JE000119	CK#196## - Key	G/L Ac	25.00	25.00	0.00
5/23/2023		JE000120	CK#102## - Key	G/L Ac	25.00	25.00	0.00
5/8/2023		JE000134	Tax Revenue/ Debt Service	G/L Ac	2,014.94	2,014.94	0.00
Total Deposits					45,698.95	45,698.95	0.00