

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
July 31, 2023

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet
As of July 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	
ASSETS								
Cash - Operating Account	\$ 327,593	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 327,593
Cash in Transit	-	12,560	-	-	-	-	-	12,560
Due From Other Funds	28,204	488,817	-	-	-	-	-	517,021
Investments:								
Acq. & Construction - Amenity	-	-	-	610,307	-	-	-	610,307
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	470,343	-	-	470,343
Construction Fund	-	-	-	15,135	-	-	-	15,135
Construction Fund Custody	-	-	-	65,680	-	-	-	65,680
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	366,125	6,720	-	-	-	-	372,845
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	\$ 355,797	\$ 1,365,191	\$ 452,795	\$ 691,123	\$ 470,343	\$ 18,416,090	\$ 23,517,366	\$ 45,268,705
LIABILITIES								
Accounts Payable	\$ 187,122	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 187,122
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	-	517,021	-	-	-	517,021
TOTAL LIABILITIES	187,122	-	-	517,021	-	-	23,517,366	24,221,509

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of July 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	-	1,365,191	452,795	-	-	-	-	1,817,986
Capital Projects	-	-	-	174,102	470,343	-	-	644,445
Unassigned:	168,675	-	-	-	-	18,416,090	-	18,584,765
TOTAL FUND BALANCES	168,675	1,365,191	452,795	174,102	470,343	18,416,090	-	21,047,196
TOTAL LIABILITIES & FUND BALANCES	\$ 355,797	\$ 1,365,191	\$ 452,795	\$ 691,123	\$ 470,343	\$ 18,416,090	\$ 23,517,366	\$ 45,268,705

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ 565,955	\$ (220,994)	71.92%
Special Assmnts- CDD Collected	-	70,232	70,232	0.00%
Developer Contribution	-	572,232	572,232	0.00%
Other Miscellaneous Revenues	-	1,350	1,350	0.00%
TOTAL REVENUES	786,949	1,209,769	422,820	153.73%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	5,400	6,600	45.00%
ProfServ-Trustee Fees	4,100	4,291	(191)	104.66%
Disclosure Report	4,200	3,850	350	91.67%
District Counsel	10,000	19,446	(9,446)	194.46%
District Engineer	7,500	3,388	4,112	45.17%
District Manager	36,000	40,200	(4,200)	111.67%
Accounting Services	4,500	5,125	(625)	113.89%
Auditing Services	4,900	3,500	1,400	71.43%
Website Compliance	2,000	1,500	500	75.00%
Postage, Phone, Faxes, Copies	250	272	(22)	108.80%
Public Officials Insurance	2,329	2,504	(175)	107.51%
Legal Advertising	2,500	3,960	(1,460)	158.40%
Bank Fees	250	27	223	10.80%
Website Administration	1,500	1,375	125	91.67%
Miscellaneous Expenses	200	275	(75)	137.50%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	175	-	100.00%
Total Administration	92,604	95,288	(2,684)	102.90%
<u>Electric Utility Services</u>				
Utility - Electric	65,000	8,125	56,875	12.50%
Utility - StreetLights	150,000	104,120	45,880	69.41%
Total Electric Utility Services	215,000	112,245	102,755	52.21%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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>Other Physical Environment</u>				
Waterway Management	25,000	23,081	1,919	92.32%
Contracts-Pools	25,000	13,975	11,025	55.90%
Contracts - Landscape	295,000	51,431	243,569	17.43%
Janitorial Services & Supplies	10,000	4,120	5,880	41.20%
Insurance -Property & Casualty	30,000	13,798	16,202	45.99%
Landscape Maintenance	94,345	148,335	(53,990)	157.23%
Total Other Physical Environment	479,345	254,740	224,605	53.14%
<u>Construction In Progress</u>				
Construction in Progress	-	568,582	(568,582)	0.00%
Total Construction In Progress	-	568,582	(568,582)	0.00%
TOTAL EXPENDITURES	786,949	1,030,855	(243,906)	130.99%
Excess (deficiency) of revenues Over (under) expenditures	-	178,914	178,914	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(10,239)		
FUND BALANCE, ENDING		\$ 168,675		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 32,219	\$ 32,219	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%
TOTAL REVENUES	991,356	1,327,284	335,928	133.89%
<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	-	331,203	331,203	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,033,988		
FUND BALANCE, ENDING		\$ 1,365,191		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 6,720	\$ 6,720	0.00%
TOTAL REVENUES	-	6,720	6,720	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	-	(44,653)	(44,653)	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>\$ 452,795</u>	<u>\$ 452,795</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 452,795</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 23,886	\$ 23,886	0.00%
TOTAL REVENUES	-	23,886	23,886	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	-	(594,480)	(594,480)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		768,582		
FUND BALANCE, ENDING		<u>\$ 174,102</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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	\$ -	\$ 22,936	\$ 22,936	0.00%
TOTAL REVENUES	-	22,936	22,936	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	-	5,166,443	(5,166,443)	0.00%
Total Construction In Progress	-	5,166,443	(5,166,443)	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	-	5,485,145	(5,485,145)	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(5,462,209)	(5,462,209)	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	\$ -	\$ 470,343	\$ 470,343	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 470,343		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending July 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. 07-23
 Statement Date 7/31/2023

G/L Balance (LCY)	327,593.01	Statement Balance	332,253.69
G/L Balance	327,593.01	Outstanding Deposits	50.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	327,593.01	Subtotal	332,303.69
Negative Adjustments	0.00	Outstanding Checks	4,710.68
	<hr/>	Differences	0.00
Ending G/L Balance	327,593.01	Ending Balance	327,593.01
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
6/15/2023	Payment	345	ZEBRA CLEANING TEAM, INC.	3,200.00	3,200.00	0.00
6/29/2023	Payment	351	FIELDS CONSULTING GROUP LLC	3,450.00	3,450.00	0.00
6/29/2023	Payment	352	NICHOLAS J. DISTER	200.00	200.00	0.00
6/29/2023	Payment	353	RYAN MOTKO	200.00	200.00	0.00
6/29/2023	Payment	354	SUNRISE LANDSCAPE	18,596.65	18,596.65	0.00
6/29/2023	Payment	355	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
7/13/2023	Payment	356	BAY AREA PRESSURE CLEANING	625.00	625.00	0.00
7/13/2023	Payment	357	FIRST CHOICE AQUATIC WEED MANAGME	2,039.00	2,039.00	0.00
7/13/2023	Payment	358	GATE PROS, INC.	145.00	145.00	0.00
7/13/2023	Payment	359	GRAU AND ASSOCIATES	2,000.00	2,000.00	0.00
7/13/2023	Payment	360	INFRAMARK LLC	2,062.03	2,062.03	0.00
7/13/2023	Payment	361	JNJ CLEANING SERVICES LLC	1,406.00	1,406.00	0.00
7/13/2023	Payment	362	SEBEES PEST SOLUTIONS	90.00	90.00	0.00
7/13/2023	Payment	363	SUNRISE LANDSCAPE	4,680.45	4,680.45	0.00
7/13/2023	Payment	364	TIMES PUBLISHING COMPANY	2,750.95	2,750.95	0.00
7/13/2023	Payment	365	ZEBRA CLEANING TEAM, INC.	1,600.00	1,600.00	0.00
7/24/2023	Payment	DD119	Payment of Invoice 000405	273.09	273.09	0.00
7/24/2023	Payment	DD120	Payment of Invoice 000464	12,026.54	12,026.54	0.00
7/27/2023	Payment	366	GATE PROS, INC.	1,350.00	1,350.00	0.00
7/27/2023	Payment	367	INFRAMARK LLC	5,417.60	5,417.60	0.00
7/27/2023	Payment	368	JNJ CLEANING SERVICES LLC	1,406.00	1,406.00	0.00
7/27/2023	Payment	370	SUNRISE LANDSCAPE	25,446.83	25,446.83	0.00
7/28/2023	Payment	DD141	Payment of Invoice 000517	97,520.00	97,520.00	0.00
7/28/2023	Payment	DD142	Payment of Invoice 000518	4,488.00	4,488.00	0.00
7/28/2023	Payment	DD143	Payment of Invoice 000519	28,959.80	28,959.80	0.00
7/28/2023	Payment	DD144	Payment of Invoice 000520	859.60	859.60	0.00
7/28/2023	Payment	DD145	Payment of Invoice 000521	2,960.00	2,960.00	0.00
7/28/2023	Payment	DD146	Payment of Invoice 000522	22,605.00	22,605.00	0.00
7/28/2023	Payment	DD147	Payment of Invoice 000523	9,216.00	9,216.00	0.00
7/28/2023	Payment	DD148	Payment of Invoice 000524	7,627.00	7,627.00	0.00
7/28/2023	Payment	DD149	Payment of Invoice 000525	60,598.00	60,598.00	0.00
7/28/2023	Payment	DD150	Payment of Invoice 000526	39,121.25	39,121.25	0.00
7/28/2023	Payment	DD151	Payment of Invoice 000527	3,627.00	3,627.00	0.00
7/28/2023	Payment	DD152	Payment of Invoice 000528	75,964.40	75,964.40	0.00
7/28/2023	Payment	DD153	Payment of Invoice 000529	20,201.00	20,201.00	0.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
7/28/2023	Payment	DD154	Payment of Invoice 000530		14,964.00	14,964.00	0.00
Total Checks					479,226.19	479,226.19	0.00
Deposits							
6/20/2023		JE000130	CK#157## - Key	G/L Ac	25.00	25.00	0.00
6/23/2023		JE000131	CK#1010### - Pool Key	G/L Ac	25.00	25.00	0.00
7/7/2023		JE000169	CK7 - Pool Key	G/L Ac	25.00	25.00	0.00
7/7/2023		JE000170	CK#233## - Pool Fob	G/L Ac	25.00	25.00	0.00
7/11/2023		JE000171	CK#2660### - Pool Key	G/L Ac	25.00	25.00	0.00
7/26/2023		JE000223	WIRE - Developer	G/L Ac	570,000.00	570,000.00	0.00
Total Deposits					570,125.00	570,125.00	0.00
Outstanding Checks							
7/27/2023	Payment	369	STRALEY ROBIN VERICKER		3,160.68	0.00	3,160.68
7/27/2023	Payment	371	SWINE SOLUTIONS		1,550.00	0.00	1,550.00
Total Outstanding Checks.....					4,710.68		4,710.68
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
Total Outstanding Deposits.....					50.00		50.00