

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
August 31, 2023

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	\$ 96,373	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 96,373
Due From Other Funds	28,204	490,829	-	-	-	-	-	519,033
Investments:								
Acq. & Construction - Amenity	-	-	-	367,519	-	-	-	367,519
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	75,219	-	-	75,219
Construction Fund	-	-	-	17,207	-	-	-	17,207
Construction Fund Custody	-	-	-	65,919	-	-	-	65,919
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	367,490	8,656	-	-	-	-	376,146
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	\$ 124,577	\$ 1,356,008	\$ 454,731	\$ 450,646	\$ 75,219	\$ 18,416,090	\$ 23,517,366	\$ 44,394,637
LIABILITIES								
Accounts Payable	\$ 17,730	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,730
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	-	519,033	-	-	-	519,033
TOTAL LIABILITIES	17,730	-	-	519,033	-	-	23,517,366	24,054,129

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of August 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	-	1,356,008	454,731	-	-	-	-	1,810,739
Capital Projects	-	-	-	-	75,219	-	-	75,219
Unassigned:	106,847	-	-	(68,387)	-	18,416,090	-	18,454,550
TOTAL FUND BALANCES	106,847	1,356,008	454,731	(68,387)	75,219	18,416,090	-	20,340,508
TOTAL LIABILITIES & FUND BALANCES	\$ 124,577	\$ 1,356,008	\$ 454,731	\$ 450,646	\$ 75,219	\$ 18,416,090	\$ 23,517,366	\$ 44,394,637

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	-	1,375	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	6,200	5,800	51.67%
ProfServ-Trustee Fees	4,100	4,291	(191)	104.66%
Disclosure Report	4,200	4,200	-	100.00%
District Counsel	10,000	22,138	(12,138)	221.38%
District Engineer	7,500	6,092	1,408	81.23%
District Manager	36,000	44,200	(8,200)	122.78%
Accounting Services	4,500	5,500	(1,000)	122.22%
Auditing Services	4,900	4,500	400	91.84%
Website Compliance	2,000	1,500	500	75.00%
Postage, Phone, Faxes, Copies	250	534	(284)	213.60%
Public Officials Insurance	2,329	2,504	(175)	107.51%
Legal Advertising	2,500	4,278	(1,778)	171.12%
Bank Fees	250	42	208	16.80%
Website Administration	1,500	1,500	-	100.00%
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	109,573	(16,969)	118.32%
<u>Electric Utility Services</u>				
Utility - Electric	65,000	10,202	54,798	15.70%
Utility - StreetLights	150,000	116,616	33,384	77.74%
Total Electric Utility Services	215,000	126,818	88,182	58.99%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	25,120	(120)	100.48%
Contracts-Pools	25,000	15,575	9,425	62.30%
Contracts - Landscape	295,000	51,431	243,569	17.43%
Janitorial Services & Supplies	10,000	5,566	4,434	55.66%
Insurance -Property & Casualty	30,000	13,798	16,202	45.99%
Landscape Maintenance	94,345	176,245	(81,900)	186.81%
Total Other Physical Environment	479,345	287,735	191,610	60.03%
<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	1,092,708	(305,759)	138.85%
Excess (deficiency) of revenues Over (under) expenditures	-	117,086	117,086	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		(10,239)		
FUND BALANCE, ENDING		\$ 106,847		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 35,596	\$ 35,596	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	1,318,101	326,745	132.96%
<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	-	322,020	322,020	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		1,033,988		
FUND BALANCE, ENDING		\$ 1,356,008		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 8,656	\$ 8,656	0.00%
TOTAL REVENUES	-	8,656	8,656	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	-	(42,717)	(42,717)	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>\$ 454,731</u>	<u>\$ 454,731</u>	<u>0.00%</u>
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		<u>\$ 454,731</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 25,664	\$ 25,664	0.00%
TOTAL REVENUES	-	25,664	25,664	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	-	(836,969)	(836,969)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		768,582		
FUND BALANCE, ENDING		<u>\$ (68,387)</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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	\$ -	\$ 16,665	\$ 16,665	0.00%
TOTAL REVENUES	-	16,665	16,665	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	-	(5,857,333)	(5,857,333)	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	\$ -	\$ 75,219	\$ 75,219	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2022)		-		
FUND BALANCE, ENDING		\$ 75,219		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending August 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. 08-23
 Statement Date 8/31/2023

G/L Balance (LCY)	96,373.14	Statement Balance	96,523.14
G/L Balance	96,373.14	Outstanding Deposits	100.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	96,373.14	Subtotal	96,623.14
Negative Adjustments	0.00	Outstanding Checks	250.00
	<hr/>	Differences	0.00
Ending G/L Balance	96,373.14	Ending Balance	96,373.14
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
7/27/2023	Payment	369	STRALEY ROBIN VERICKER	3,160.68	3,160.68	0.00
7/27/2023	Payment	371	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
8/2/2023	Payment	DD121	Payment of Invoice 000531	6,828.00	6,828.00	0.00
8/2/2023	Payment	DD122	Payment of Invoice 000532	3,930.00	3,930.00	0.00
8/2/2023	Payment	DD123	Payment of Invoice 000533	5,458.00	5,458.00	0.00
8/2/2023	Payment	DD124	Payment of Invoice 000534	9,686.00	9,686.00	0.00
8/2/2023	Payment	DD125	Payment of Invoice 000535	8,340.00	8,340.00	0.00
8/2/2023	Payment	DD126	Payment of Invoice 000536	7,519.00	7,519.00	0.00
8/2/2023	Payment	DD127	Payment of Invoice 000537	8,187.00	8,187.00	0.00
8/2/2023	Payment	DD128	Payment of Invoice 000538	8,187.00	8,187.00	0.00
8/2/2023	Payment	DD129	Payment of Invoice 000539	8,187.00	8,187.00	0.00
8/2/2023	Payment	DD130	Payment of Invoice 000540	9,562.00	9,562.00	0.00
8/2/2023	Payment	DD131	Payment of Invoice 000541	8,187.00	8,187.00	0.00
8/2/2023	Payment	DD132	Payment of Invoice 000542	18,201.00	18,201.00	0.00
8/2/2023	Payment	DD133	Payment of Invoice 000543	9,136.00	9,136.00	0.00
8/2/2023	Payment	DD134	Payment of Invoice 000544	8,291.00	8,291.00	0.00
8/2/2023	Payment	DD135	Payment of Invoice 000545	8,187.00	8,187.00	0.00
8/2/2023	Payment	DD136	Payment of Invoice 000546	8,214.00	8,214.00	0.00
8/2/2023	Payment	DD137	Payment of Invoice 000547	7,519.00	7,519.00	0.00
8/2/2023	Payment	DD138	Payment of Invoice 000548	9,108.00	9,108.00	0.00
8/2/2023	Payment	DD139	Payment of Invoice 000549	14,166.00	14,166.00	0.00
8/2/2023	Payment	DD140	Payment of Invoice 000550	12,977.00	12,977.00	0.00
8/3/2023	Payment	372	SUNRISE LANDSCAPE	4,125.00	4,125.00	0.00
8/3/2023	Payment	373	ZEBRA CLEANING TEAM, INC.	1,600.00	1,600.00	0.00
8/4/2023	Payment	DD155	Payment of Invoice 000472	546.02	546.02	0.00
8/4/2023	Payment	DD156	Payment of Invoice 000473	511.06	511.06	0.00
8/4/2023	Payment	DD157	Payment of Invoice 000474	30.86	30.86	0.00
8/4/2023	Payment	DD158	Payment of Invoice 000578	12,730.90	12,730.90	0.00
8/11/2023	Payment	374	CARLOS DE LA OSSA	200.00	200.00	0.00
8/11/2023	Payment	375	FIRST CHOICE AQUATIC WEED MANAGME	2,039.00	2,039.00	0.00
8/11/2023	Payment	376	KELLY ANN EVANS	200.00	200.00	0.00
8/11/2023	Payment	377	NICHOLAS J. DISTER	200.00	200.00	0.00
8/11/2023	Payment	379	SEBEES PEST SOLUTIONS	90.00	90.00	0.00
8/11/2023	Payment	380	STANTEC CONSULTING SERV INC	2,704.00	2,704.00	0.00
8/11/2023	Payment	381	SUNRISE LANDSCAPE	25,807.83	25,807.83	0.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description		Amount	Cleared Amount	Difference
8/17/2023	Payment	382	CARLOS DE LA OSSA REIM.		3.20	3.20	0.00
8/24/2023	Payment	383	SUNRISE LANDSCAPE		372.00	372.00	0.00
8/21/2023		JE000243	Bank Service Charges - Prior Period		15.00	15.00	0.00
8/21/2023		JE000244	Reverse -Bank Service Charges - Prior Period		15.00	15.00	0.00
Total Checks					235,770.55	235,770.55	0.00
Deposits							
8/11/2023		JE000226	MO##### - Pool Key	G/L Ac	25.00	25.00	0.00
8/15/2023		JE000242	Bank Service Charges - Prior Period	G/L Ac	15.00	15.00	0.00
Total Deposits					40.00	40.00	0.00
Outstanding Checks							
8/11/2023	Payment	378	RYAN MOTKO		200.00	0.00	200.00
8/25/2023		JE000241	Reverse CK# 22017340863 & 22017340862		50.00	0.00	50.00
Total Outstanding Checks.....					250.00		250.00
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