

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
October 31, 2023

Prepared by:



2005 Pan Am Circle ~ Suite 300 ~ Tampa, Florida 33607
Phone (813) 873-7300 ~ Fax (813) 873-7070

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	\$ 138,845	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 138,845
Cash in Transit	-	-	57,663	-	-	-	-	57,663
Due From Other Funds	77,752	501,631	-	-	-	-	-	579,383
Investments:								
Acq. & Construction - Amenity	-	-	-	370,560	-	-	-	370,560
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	75,840	-	-	75,840
Construction Fund	-	-	-	21,467	-	-	-	21,467
Construction Fund Custody	-	-	-	66,509	-	-	-	66,509
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	370,297	149,593	-	-	-	-	519,890
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	\$ 216,597	\$ 1,369,617	\$ 653,331	\$ 458,537	\$ 75,840	\$ 18,416,090	\$ 23,517,366	\$ 44,707,378
LIABILITIES								
Accounts Payable	\$ 50,127	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 50,127
Accrued Expenses	4,900	-	-	-	-	-	-	4,900
Accounts Payable - Other	4,825	-	-	-	-	-	-	4,825
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	57,663	521,720	-	-	-	579,383
TOTAL LIABILITIES	59,852	-	57,663	521,720	-	-	23,517,366	24,156,601

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of October 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	-	1,369,617	595,668	-	-	-	-	1,965,285
Capital Projects	-	-	-	-	75,840	-	-	75,840
Unassigned:	156,745	-	-	(63,183)	-	18,416,090	-	18,509,652
TOTAL FUND BALANCES	156,745	1,369,617	595,668	(63,183)	75,840	18,416,090	-	20,550,777
TOTAL LIABILITIES & FUND BALANCES	\$ 216,597	\$ 1,369,617	\$ 653,331	\$ 458,537	\$ 75,840	\$ 18,416,090	\$ 23,517,366	\$ 44,707,378

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ 742,969	\$ -	\$ (742,969)	0.00%
Special Assmnts- CDD Collected	307,351	211,914	(95,437)	68.95%
Other Miscellaneous Revenues	-	175	175	0.00%
TOTAL REVENUES	1,050,320	212,089	(838,231)	20.19%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	-	12,000	0.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	350	3,850	8.33%
District Counsel	10,000	3,560	6,440	35.60%
District Engineer	4,500	-	4,500	0.00%
District Manager	36,000	3,000	33,000	8.33%
Accounting Services	12,000	350	11,650	2.92%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	8	242	3.20%
Insurance - General Liability	3,671	-	3,671	0.00%
Public Officials Insurance	3,005	-	3,005	0.00%
Insurance -Property & Casualty	36,864	-	36,864	0.00%
Insurance Deductible	2,500	-	2,500	0.00%
Legal Advertising	2,500	727	1,773	29.08%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	125	1,375	8.33%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	321	(146)	183.43%
Total Administration	142,615	8,441	134,174	5.92%
<u>Electric Utility Services</u>				
Utility - Electric	85,000	1,904	83,096	2.24%
Utility - StreetLights	190,000	11,567	178,433	6.09%
Total Electric Utility Services	275,000	13,471	261,529	4.90%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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>				
ProfServ-Field Management	12,000	1,000	11,000	8.33%
ProfServ-Wildlife Management Service	11,200	-	11,200	0.00%
Waterway Management	2,500	478	2,022	19.12%
Contracts-Janitorial Services	14,952	1,486	13,466	9.94%
Contracts-Pools	19,200	-	19,200	0.00%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	329,653	25,447	304,206	7.72%
Amenity Center Pest Control	1,800	-	1,800	0.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	-	35,000	0.00%
R&M-Monument, Entrance & Wall	2,500	-	2,500	0.00%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Landscape Maintenance	7,000	1,640	5,360	23.43%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	-	30,000	0.00%
R&M - Amenity Center	10,000	-	10,000	0.00%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	-	10,000	0.00%
Irrigation Maintenance	24,000	5,709	18,291	23.79%
Aquatic Maintenance	26,000	2,039	23,961	7.84%
Aquatic Plant Replacement	5,000	-	5,000	0.00%
Access Control Maintenance & Repair	5,000	-	5,000	0.00%
Janitorial Supplies	1,500	-	1,500	0.00%
Op Supplies - Pool Chemicals	3,000	-	3,000	0.00%
Dog Waste Station Supplies	2,400	-	2,400	0.00%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Total Other Physical Environment	632,705	37,799	594,906	5.97%
TOTAL EXPENDITURES	1,050,320	59,711	990,609	5.69%
Excess (deficiency) of revenues				
Over (under) expenditures	-	152,378	152,378	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		4,367		
FUND BALANCE, ENDING		\$ 156,745		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 3,406	\$ 3,406	0.00%
Special Assmnts- Tax Collector	991,775	-	(991,775)	0.00%
TOTAL REVENUES	991,775	3,406	(988,369)	0.34%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	621,775	-	621,775	0.00%
Total Debt Service	991,775	-	991,775	0.00%
TOTAL EXPENDITURES	991,775	-	991,775	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	3,406	3,406	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,366,211		
FUND BALANCE, ENDING		\$ 1,369,617		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,967	\$ 1,967	0.00%
Special Assmnts- CDD Collected	443,575	136,949	(306,626)	30.87%
TOTAL REVENUES	443,575	138,916	(304,659)	31.32%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	-	90,000	0.00%
Interest Expense	353,575	-	353,575	0.00%
Total Debt Service	443,575	-	443,575	0.00%
TOTAL EXPENDITURES	443,575	-	443,575	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	138,916	138,916	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		456,752		
FUND BALANCE, ENDING		\$ 595,668		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 1,867	\$ 1,867	0.00%
TOTAL REVENUES	-	1,867	1,867	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	1,867	1,867	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(65,050)		
FUND BALANCE, ENDING		\$ (63,183)		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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	\$ -	\$ 306	\$ 306	0.00%
TOTAL REVENUES	-	306	306	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	306	306	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		75,534		
FUND BALANCE, ENDING		<u>\$ 75,840</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending October 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, 2023)		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. 10-23
 Statement Date 10/31/2023

G/L Balance (LCY)	138,845.18	Statement Balance	196,748.41
G/L Balance	138,845.18	Outstanding Deposits	50.00
Positive Adjustments	0.00		
	<hr/>	Subtotal	196,798.41
Subtotal	138,845.18	Outstanding Checks	57,953.23
Negative Adjustments	0.00	Differences	0.00
	<hr/>		
Ending G/L Balance	138,845.18	Ending Balance	138,845.18
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
8/25/2023		JE000241	Reverse CK# 22017340863 & 22017340862	50.00	50.00	0.00
9/14/2023	Payment	393	ZEBRA CLEANING TEAM, INC.	1,600.00	1,600.00	0.00
9/21/2023	Payment	399	INFRAMARK LLC	4,850.00	4,850.00	0.00
9/28/2023	Payment	401	INFRAMARK LLC	221.28	221.28	0.00
9/28/2023	Payment	402	JNJ CLEANING SERVICES LLC	1,506.00	1,506.00	0.00
10/4/2023	Payment	DD164	Payment of Invoice 000646	546.02	546.02	0.00
10/4/2023	Payment	DD165	Payment of Invoice 000647	1,252.10	1,252.10	0.00
10/4/2023	Payment	DD166	Payment of Invoice 000649	35.15	35.15	0.00
10/5/2023	Payment	403	AQUATIC WEED CONTROL	2,039.00	2,039.00	0.00
10/5/2023	Payment	404	GRAU AND ASSOCIATES	400.00	400.00	0.00
10/5/2023	Payment	405	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
10/5/2023	Payment	406	TIMES PUBLISHING COMPANY	318.50	318.50	0.00
10/12/2023	Payment	407	TIMES PUBLISHING COMPANY	726.50	726.50	0.00
10/18/2023	Payment	DD168	Payment of Invoice 000676	72.98	72.98	0.00
10/20/2023		JE000272	CK#1290### - DS and O&M	97,906.99	97,906.99	0.00
10/23/2023	Payment	408	BERRY BAY CDD	66,870.01	66,870.01	0.00
10/23/2023	Payment	DD167	Payment of Invoice 000686	11,785.66	11,785.66	0.00
10/25/2023	Payment	409	EGIS INSURANCE	38,361.00	38,361.00	0.00
10/25/2023	Payment	411	SUNRISE LANDSCAPE	25,446.83	25,446.83	0.00
Total Checks				255,538.02	255,538.02	0.00

Deposits

8/25/2023		JE000239	MO#542504383##### - Key Fob	G/L Ac	25.00	25.00	0.00
8/25/2023		JE000240	MO#542504382##### - Key Fob	G/L Ac	25.00	25.00	0.00
10/4/2023		JE000269	MO##### - Easement ARC	G/L Ac	150.00	150.00	0.00
10/10/2023		JE000270	CK#14841##### - O&M	G/L Ac	44,402.81	44,402.81	0.00
10/18/2023		JE000271	MO##### - Key	G/L Ac	25.00	25.00	0.00
10/20/2023		JE000272	CK#1290### - DS and O&M	G/L Ac	97,906.99	97,906.99	0.00
10/20/2023		JE000294	TRUIST - GF Operating	G/L Ac	97,906.99	97,906.99	0.00
10/25/2023		JE000292	CK#581059022##### - DS and O&M	G/L Ac	136,474.38	136,474.38	0.00
10/31/2023		JE000298	FY23 Excess Fees	G/L Ac	12,693.40	12,693.40	0.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference	
Total Deposits				389,609.57	389,609.57	0.00	
Outstanding Checks							
9/21/2023	Payment	397	RYAN MOTKO	200.00	0.00	200.00	
10/25/2023	Payment	410	SEBEES PEST SOLUTIONS	90.00	0.00	90.00	
10/31/2023	Payment	412	BERRY BAY CDD	57,663.23	0.00	57,663.23	
Total Outstanding Checks.....				57,953.23		57,953.23	
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	