

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
December 31, 2023

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
ASSETS							
Cash - Operating Account	\$ 975,046	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 975,046
Cash in Transit	-	312,765	-	-	-	-	312,765
Due From Other Funds	85,867	497,642	-	-	-	-	583,509
Investments:							
Acq. & Construction - Amenity	-	-	-	373,638	-	-	373,638
Acq. & Construction - Master	-	-	-	1	-	-	1
Construction Fund	-	-	-	25,779	-	-	25,779
Construction Fund Custody	-	-	-	67,103	-	-	67,103
Reserve Fund	-	497,689	446,075	-	-	-	943,764
Revenue Fund	-	634,270	33,443	-	-	-	667,713
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	\$ 1,060,913	\$ 1,942,366	\$ 479,518	\$ 466,521	\$ 18,416,090	\$ 23,517,366	\$ 45,882,774
LIABILITIES							
Accounts Payable	\$ 356,120	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 356,120
Accounts Payable - Other	4,850	-	-	-	-	-	4,850
Bonds Payable	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	57,663	525,846	-	-	583,509
TOTAL LIABILITIES	360,970	-	57,663	525,846	-	23,517,366	24,461,845

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of December 31, 2023

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL FUND	SERIES 2021 DEBT SERVICE FUND	SERIES 2022 DEBT SERVICE FUND	SERIES 2021 CAPITAL PROJECTS FUND	GENERAL FIXED ASSETS ACCOUNT GROUP FUND	GENERAL LONG-TERM DEBT ACCOUNT GROUP FUND	TOTAL
<u>FUND BALANCES</u>							
Restricted for:							
Debt Service	-	1,942,366	421,855	-	-	-	2,364,221
Unassigned:	699,943	-	-	(59,325)	18,416,090	-	19,056,708
TOTAL FUND BALANCES	699,943	1,942,366	421,855	(59,325)	18,416,090	-	21,420,929
TOTAL LIABILITIES & FUND BALANCES	\$ 1,060,913	\$ 1,942,366	\$ 479,518	\$ 466,521	\$ 18,416,090	\$ 23,517,366	\$ 45,882,774

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ 657,121	\$ (85,848)	88.45%
Special Assmnts- CDD Collected	307,351	211,914	(95,437)	68.95%
Other Miscellaneous Revenues	-	250	250	0.00%
TOTAL REVENUES	1,050,320	869,285	(181,035)	82.76%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	1,600	10,400	13.33%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,050	3,150	25.00%
District Counsel	10,000	13,397	(3,397)	133.97%
District Engineer	4,500	3,390	1,110	75.33%
District Manager	36,000	9,000	27,000	25.00%
Accounting Services	12,000	1,125	10,875	9.38%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	15	235	6.00%
Insurance - General Liability	3,671	3,166	505	86.24%
Public Officials Insurance	3,005	2,592	413	86.26%
Insurance -Property & Casualty	36,864	32,603	4,261	88.44%
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	375	1,125	25.00%
Office Supplies	200	-	200	0.00%
Dues, Licenses, Subscriptions	175	1,103	(928)	630.29%
Total Administration	142,615	70,143	72,472	49.18%
<u>Electric Utility Services</u>				
Utility - Electric	85,000	5,520	79,480	6.49%
Utility - StreetLights	190,000	35,441	154,559	18.65%
Total Electric Utility Services	275,000	40,961	234,039	14.89%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	3,000	9,000	25.00%
ProfServ-Wildlife Management Service	11,200	-	11,200	0.00%
Waterway Management	2,500	1,073	1,427	42.92%
Contracts-Janitorial Services	14,952	2,972	11,980	19.88%
Contracts-Pools	19,200	4,260	14,940	22.19%
Contracts-Trash & Debris Removal	9,000	-	9,000	0.00%
Contracts - Landscape	329,653	76,340	253,313	23.16%
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	4,920	2,080	70.29%
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	121	9,879	1.21%
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	5,978	18,022	24.91%
Aquatic Maintenance	26,000	4,178	21,822	16.07%
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	102,842	529,863	16.25%
TOTAL EXPENDITURES	1,050,320	213,946	836,374	20.37%
Excess (deficiency) of revenues				
Over (under) expenditures	-	655,339	655,339	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		44,604		
FUND BALANCE, ENDING		\$ 699,943		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 9,108	\$ 9,108	0.00%
Special Assmnts- Tax Collector	991,775	880,363	(111,412)	88.77%
TOTAL REVENUES	991,775	889,471	(102,304)	89.68%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	621,775	313,316	308,459	50.39%
Total Debt Service	991,775	313,316	678,459	31.59%
TOTAL EXPENDITURES	991,775	313,316	678,459	31.59%
Excess (deficiency) of revenues				
Over (under) expenditures	-	576,155	576,155	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,366,211		
FUND BALANCE, ENDING		\$ 1,942,366		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 5,982	\$ 5,982	0.00%
Special Assmnts- CDD Collected	443,575	136,949	(306,626)	30.87%
TOTAL REVENUES	443,575	142,931	(300,644)	32.22%
<u>EXPENDITURES</u>				
<u>Debt Service</u>				
Principal Debt Retirement	90,000	-	90,000	0.00%
Interest Expense	353,575	177,828	175,747	50.29%
Total Debt Service	443,575	177,828	265,747	40.09%
TOTAL EXPENDITURES	443,575	177,828	265,747	40.09%
Excess (deficiency) of revenues				
Over (under) expenditures	-	(34,897)	(34,897)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		456,752		
FUND BALANCE, ENDING		\$ 421,855		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 5,725	\$ 5,725	0.00%
TOTAL REVENUES	-	5,725	5,725	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues				
Over (under) expenditures	-	5,725	5,725	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(65,050)		
FUND BALANCE, ENDING		\$ (59,325)		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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	\$ -	\$ 936	\$ 936	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
TOTAL REVENUES	-	89,790	89,790	0.00%
<u>EXPENDITURES</u>				
<u>Construction In Progress</u>				
Construction in Progress	-	165,324	(165,324)	0.00%
Total Construction In Progress	-	165,324	(165,324)	0.00%
TOTAL EXPENDITURES	-	165,324	(165,324)	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	(75,534)	(75,534)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		75,534		
FUND BALANCE, ENDING		\$ -		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending December 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. 12-23
 Statement Date 12/31/2023

G/L Balance (LCY)	975,045.51	Statement Balance	975,245.51
G/L Balance	975,045.51	Outstanding Deposits	0.00
Positive Adjustments	0.00		
	<hr/>		
Subtotal	975,045.51	Subtotal	975,245.51
Negative Adjustments	0.00	Outstanding Checks	200.00
	<hr/>	Differences	0.00
Ending G/L Balance	975,045.51	Ending Balance	975,045.51
Difference	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Checks						
9/21/2023	Payment	397	RYAN MOTKO	200.00	200.00	0.00
11/3/2023	Payment	DD170	Payment of Invoice 000687	546.02	546.02	0.00
11/3/2023	Payment	DD171	Payment of Invoice 000688	33.79	33.79	0.00
11/8/2023	Payment	420	RYAN MOTKO	200.00	200.00	0.00
11/21/2023	Payment	426	BERRY BAY CDD	26,714.07	26,714.07	0.00
12/4/2023	Payment	DD177	Payment of Invoice 000744	1,010.72	1,010.72	0.00
12/4/2023	Payment	DD178	Payment of Invoice 000784	12,588.16	12,588.16	0.00
12/14/2023	Payment	430	ALL FLORIDA FIRE EQUIPMENT	121.00	121.00	0.00
12/14/2023	Payment	431	AQUATIC WEED CONTROL	170.00	170.00	0.00
12/14/2023	Payment	432	BERRY BAY CDD	540,884.76	540,884.76	0.00
12/14/2023	Payment	433	BLUE LIFE POOL SERVICE LLC	2,160.00	2,160.00	0.00
12/14/2023	Payment	434	CARLOS DE LA OSSA	200.00	200.00	0.00
12/14/2023	Payment	435	INFRAMARK LLC	10,351.62	10,351.62	0.00
12/14/2023	Payment	436	JNJ CLEANING SERVICES LLC	1,486.00	1,486.00	0.00
12/14/2023	Payment	437	KELLY ANN EVANS	200.00	200.00	0.00
12/14/2023	Payment	438	NICHOLAS J. DISTER	200.00	200.00	0.00
12/14/2023	Payment	440	STRALEY ROBIN VERICKER	3,925.00	3,925.00	0.00
12/14/2023	Payment	441	SUNRISE LANDSCAPE	31,156.23	31,156.23	0.00
12/14/2023	Payment	442	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
12/20/2023	Payment	DD179	Payment of Invoice 000783	72.98	72.98	0.00
9/30/2023		JE000380	Cleared CK#7693### in June 23 in error	50.00	50.00	0.00
12/4/2023	Payment	DD180	Payment of Invoice 000826	36.87	36.87	0.00
Total Checks				633,857.22	633,857.22	0.00
Deposits						
7/3/2023		JE000167	CK#122### - Key	G/L Ac 25.00	25.00	0.00
7/3/2023		JE000168	CK#102## - Key	G/L Ac 25.00	25.00	0.00
12/5/2023		JE000344	Tax Revenue/ Debt Service 12/5	G/L Ac 12,580.85	12,580.85	0.00
12/7/2023		JE000345	Tax Revenue/ Debt Service 12/7	G/L Ac 860,215.47	860,215.47	0.00
12/20/2023		JE000342	CK#275## - Key	G/L Ac 25.00	25.00	0.00
12/20/2023		JE000343	CK#501## - Key	G/L Ac 25.00	25.00	0.00
12/22/2023		JE000346	Tax Revenue/ Debt Service 12/15	G/L Ac 546,218.27	546,218.27	0.00
12/1/2023		JE000381	Rev DD171 Teco invoice entered twice	G/L Ac 33.79	33.79	0.00

BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
Total Deposits				1,419,148.38	1,419,148.38	0.00
Outstanding Checks						
12/14/2023	Payment	439	RYAN MOTKO	200.00	0.00	200.00
Total Outstanding Checks.....				200.00		200.00