

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
January 31, 2024

Prepared by:



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**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2024

*(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
<b>ASSETS</b>								
Cash - Operating Account	\$ 716,684	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 716,684
Due From Other Funds	85,867	499,741	-	-	-	-	-	585,608
Investments:								
Acq. & Construction - Amenity	-	-	-	375,212	-	-	-	375,212
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	231	-	-	231
Construction Fund	-	-	-	27,986	-	-	-	27,986
Construction Fund Custody	-	-	-	67,404	-	-	-	67,404
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	952,577	237,707	-	-	-	-	1,190,284
Prepaid Trustee Fees	1,493	-	-	-	-	-	-	1,493
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
<b>TOTAL ASSETS</b>	<b>\$ 804,044</b>	<b>\$ 1,950,007</b>	<b>\$ 683,782</b>	<b>\$ 470,603</b>	<b>\$ 231</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,842,123</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 35,980	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 35,980
Unearned Revenue	-	-	-	32,304	-	-	-	32,304
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	57,663	527,945	-	-	-	585,608
<b>TOTAL LIABILITIES</b>	<b>35,980</b>	<b>-</b>	<b>57,663</b>	<b>560,249</b>	<b>-</b>	<b>-</b>	<b>23,517,366</b>	<b>24,171,258</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of January 31, 2024

*(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
<b><u>FUND BALANCES</u></b>								
Nonspendable:								
Prepaid Trustee Fees	1,493	-	-	-	-	-	-	1,493
Restricted for:								
Debt Service	-	1,950,007	626,119	-	-	-	-	2,576,126
Capital Projects	-	-	-	-	231	-	-	231
Unassigned:	766,571	-	-	(89,646)	-	18,416,090	-	19,093,015
<b>TOTAL FUND BALANCES</b>	<b>768,064</b>	<b>1,950,007</b>	<b>626,119</b>	<b>(89,646)</b>	<b>231</b>	<b>18,416,090</b>	<b>-</b>	<b>21,670,865</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 804,044</b>	<b>\$ 1,950,007</b>	<b>\$ 683,782</b>	<b>\$ 470,603</b>	<b>\$ 231</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,842,123</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Special Assmnts- Tax Collector	742,969	660,517	(82,452)	88.90%
Special Assmnts- CDD Collected	307,351	351,151	43,800	114.25%
Other Miscellaneous Revenues	-	250	250	0.00%
<b>TOTAL REVENUES</b>	<b>1,050,320</b>	<b>1,011,918</b>	<b>(38,402)</b>	<b>96.34%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	2,400	9,600	20.00%
ProfServ-Trustee Fees	4,100	-	4,100	0.00%
Disclosure Report	4,200	1,400	2,800	33.33%
District Counsel	10,000	9,837	163	98.37%
District Engineer	4,500	3,390	1,110	75.33%
District Manager	36,000	12,000	24,000	33.33%
Accounting Services	12,000	1,500	10,500	12.50%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	-	1,500	0.00%
Postage, Phone, Faxes, Copies	250	33	217	13.20%
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	1,190	1,310	47.60%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	500	1,000	33.33%
Office Supplies	200	781	(581)	390.50%
Dues, Licenses, Subscriptions	175	1,634	(1,459)	933.71%
<b>Total Administration</b>	<b>142,615</b>	<b>73,026</b>	<b>69,589</b>	<b>51.20%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	85,000	8,117	76,883	9.55%
Utility - StreetLights	190,000	46,932	143,068	24.70%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>55,049</b>	<b>219,951</b>	<b>20.02%</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>Other Physical Environment</u></b>				
ProfServ-Field Management	12,000	4,000	8,000	33.33%
ProfServ-Wildlife Management Service	11,200	6,200	5,000	55.36%
Waterway Management	2,500	5,772	(3,272)	230.88%
Contracts-Janitorial Services	14,952	2,972	11,980	19.88%
Contracts-Pools	19,200	8,260	10,940	43.02%
Contracts-Trash & Debris Removal	9,000	740	8,260	8.22%
Contracts - Landscape	329,653	101,787	227,866	30.88%
Amenity Center Pest Control	1,800	360	1,440	20.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	-	35,000	0.00%
R&M-Monument, Entrance & Wall	2,500	375	2,125	15.00%
Landscape - Annuals	18,000	-	18,000	0.00%
Landscape - Mulch	35,000	-	35,000	0.00%
Landscape Maintenance	7,000	-	7,000	0.00%
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	4,321	5,679	43.21%
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	10,845	13,155	45.19%
Aquatic Maintenance	26,000	4,881	21,119	18.77%
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	330	2,070	13.75%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>632,705</b>	<b>150,843</b>	<b>481,862</b>	<b>23.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,050,320</b>	<b>278,918</b>	<b>771,402</b>	<b>26.56%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	733,000	733,000	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>35,064</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 768,064</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 12,199	\$ 12,199	0.00%
Special Assmnts- Tax Collector	991,775	884,913	(106,862)	89.23%
<b>TOTAL REVENUES</b>	<b>991,775</b>	<b>897,112</b>	<b>(94,663)</b>	<b>90.46%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	370,000	-	370,000	0.00%
Interest Expense	621,775	313,316	308,459	50.39%
<b>Total Debt Service</b>	<b>991,775</b>	<b>313,316</b>	<b>678,459</b>	<b>31.59%</b>
<b>TOTAL EXPENDITURES</b>	<b>991,775</b>	<b>313,316</b>	<b>678,459</b>	<b>31.59%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	583,796	583,796	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,366,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,950,007</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 8,125	\$ 8,125	0.00%
Special Assmnts- CDD Collected	443,575	339,070	(104,505)	76.44%
<b>TOTAL REVENUES</b>	<b>443,575</b>	<b>347,195</b>	<b>(96,380)</b>	<b>78.27%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	90,000	-	90,000	0.00%
Interest Expense	353,575	177,828	175,747	50.29%
<b>Total Debt Service</b>	<b>443,575</b>	<b>177,828</b>	<b>265,747</b>	<b>40.09%</b>
<b>TOTAL EXPENDITURES</b>	<b>443,575</b>	<b>177,828</b>	<b>265,747</b>	<b>40.09%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	169,367	169,367	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>456,752</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 626,119</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 7,708	\$ 7,708	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>7,708</b>	<b>7,708</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	7,708	7,708	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(97,354)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (89,646)</b>		



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
Interest - Investments	\$ -	\$ 1,167	\$ 1,167	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>90,021</b>	<b>90,021</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	165,324	(165,324)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>165,324</b>	<b>(165,324)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>165,324</b>	<b>(165,324)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(75,303)	(75,303)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>75,534</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 231</u></b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending January 31, 2024  
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
<b><u>REVENUES</u></b>				
<b>TOTAL REVENUES</b>	-	-	-	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b>TOTAL EXPENDITURES</b>	-	-	-	<b>0.00%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	-	-	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>18,416,090</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ 18,416,090</u></b>		

# BERRY BAY CDD

## Bank Reconciliation

Bank Account No. 6498 TRUIST - GF Operating  
 Statement No. 01-24  
 Statement Date 1/31/2024

<b>G/L Balance (LCY)</b>	716,684.09	<b>Statement Balance</b>	717,084.09
<b>G/L Balance</b>	716,684.09	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>		
<b>Subtotal</b>	716,684.09	<b>Subtotal</b>	717,084.09
<b>Negative Adjustments</b>	0.00	<b>Outstanding Checks</b>	400.00
	<hr/>	<b>Differences</b>	0.00
<b>Ending G/L Balance</b>	716,684.09	<b>Ending Balance</b>	716,684.09
<b>Difference</b>	0.00		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Checks</b>						
12/14/2023	Payment	439	RYAN MOTKO	200.00	200.00	0.00
1/2/2024	Payment	DD181	Payment of Invoice 000871	224.87	224.87	0.00
1/4/2024	Payment	DD184	Payment of Invoice 000794	29.85	29.85	0.00
1/4/2024	Payment	DD185	Payment of Invoice 000795	919.42	919.42	0.00
1/4/2024	Payment	DD186	Payment of Invoice 000796	546.02	546.02	0.00
1/10/2024	Payment	443	AQUATIC WEED CONTROL	2,139.00	2,139.00	0.00
1/10/2024	Payment	444	BERRY BAY CDD	317,313.82	317,313.82	0.00
1/10/2024	Payment	445	BLUE LIFE POOL SERVICE LLC	2,000.00	2,000.00	0.00
1/10/2024	Payment	446	SEBEES PEST SOLUTIONS	90.00	90.00	0.00
1/10/2024	Payment	447	STANTEC CONSULTING SERV INC	3,390.00	3,390.00	0.00
1/10/2024	Payment	448	STRALEY ROBIN VERICKER	8,884.92	8,884.92	0.00
1/10/2024	Payment	449	SUNRISE LANDSCAPE	51,162.03	51,162.03	0.00
1/10/2024	Payment	450	SWINE SOLUTIONS	1,550.00	1,550.00	0.00
1/18/2024	Payment	451	CARLOS DE LA OSSA	200.00	200.00	0.00
1/18/2024	Payment	452	KELLY ANN EVANS	200.00	200.00	0.00
1/18/2024	Payment	455	SUNRISE LANDSCAPE	2,690.60	2,690.60	0.00
1/22/2024	Payment	DD183	Payment of Invoice 000824	72.98	72.98	0.00
1/24/2024	Payment	456	AQUATIC WEED CONTROL	2,139.00	2,139.00	0.00
1/25/2024	Payment	DD182	Payment of Invoice 000833	11,590.80	11,590.80	0.00
Total Checks				405,343.31	405,343.31	0.00
<b>Deposits</b>						
1/3/2024		JE000369	CK#2155886##### - O&M	G/L Ac 139,236.95	139,236.95	0.00
1/5/2024		JE000404	Tax Revenue/ Debt Service	G/L Ac 7,944.94	7,944.94	0.00
Total Deposits				147,181.89	147,181.89	0.00
<b>Outstanding Checks</b>						
1/18/2024	Payment	453	NICHOLAS J. DISTER	200.00	0.00	200.00
1/18/2024	Payment	454	RYAN MOTKO	200.00	0.00	200.00

# BERRY BAY CDD

Bank Reconciliation

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
			Total Outstanding Checks.....	400.00		400.00