

Berry Bay Community Development District

Financial Statements
(Unaudited)

Period Ending
March 31, 2024

Prepared by:



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BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 31, 2024

(In Whole Numbers)

ACCOUNT DESCRIPTION	GENERAL	SERIES 2021	SERIES 2022	SERIES 2021	SERIES 2022	GENERAL	GENERAL	TOTAL
	FUND	DEBT SERVICE	DEBT SERVICE	CAPITAL	CAPITAL	FIXED ASSETS	LONG-TERM	
		FUND	FUND	PROJECTS	PROJECTS	ACCOUNT	DEBT	
				FUND	FUND	GROUP FUND	ACCOUNT	
ASSETS								
Cash - Operating Account	\$ 695,108	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 695,108
Due From Other Funds	150,868	501,141	-	-	-	-	-	652,009
Investments:								
Acq. & Construction - Amenity	-	-	-	378,259	-	-	-	378,259
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	232	-	-	232
Construction Fund	-	-	-	32,254	-	-	-	32,254
Construction Fund Custody	-	-	-	67,985	-	-	-	67,985
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	1,048,991	406,484	-	-	-	-	1,455,475
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	\$ 845,976	\$ 2,047,821	\$ 852,559	\$ 478,499	\$ 232	\$ 18,416,090	\$ 23,517,366	\$ 46,158,543

LIABILITIES

Accounts Payable	\$ 17,492	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 17,492
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	-	-	122,664	529,345	-	-	-	652,009
TOTAL LIABILITIES	17,492	-	122,664	561,649	-	-	23,517,366	24,219,171

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT

Balance Sheet

As of March 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
FUND BALANCES								
Restricted for:								
Debt Service	-	2,047,821	729,895	-	-	-	-	2,777,716
Capital Projects	-	-	-	-	232	-	-	232
Unassigned:	828,484	-	-	(83,150)	-	18,416,090	-	19,161,424
TOTAL FUND BALANCES	828,484	2,047,821	729,895	(83,150)	232	18,416,090	-	21,939,372
TOTAL LIABILITIES & FUND BALANCES	\$ 845,976	\$ 2,047,821	\$ 852,559	\$ 478,499	\$ 232	\$ 18,416,090	\$ 23,517,366	\$ 46,158,543

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Rental Income	\$ -	\$ 450	\$ 450	0.00%
Special Assmnts- Tax Collector	742,969	792,813	49,844	106.71%
Special Assmnts- CDD Collected	307,351	427,888	120,537	139.22%
Other Miscellaneous Revenues	-	625	625	0.00%
TOTAL REVENUES	1,050,320	1,221,776	171,456	116.32%
<u>EXPENDITURES</u>				
<u>Administration</u>				
Supervisor Fees	12,000	4,000	8,000	33.33%
ProfServ-Trustee Fees	4,100	5,533	(1,433)	134.95%
Disclosure Report	4,200	5,100	(900)	121.43%
District Counsel	10,000	16,528	(6,528)	165.28%
District Engineer	4,500	3,971	529	88.24%
District Manager	36,000	18,000	18,000	50.00%
Accounting Services	12,000	2,250	9,750	18.75%
Auditing Services	4,900	-	4,900	0.00%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	80	170	32.00%
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	1,190	1,310	47.60%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	750	750	50.00%
Office Supplies	200	781	(581)	390.50%
Dues, Licenses, Subscriptions	175	1,903	(1,728)	1087.43%
Total Administration	142,615	99,947	42,668	70.08%
<u>Electric Utility Services</u>				
Utility - Electric	85,000	11,382	73,618	13.39%
Utility - StreetLights	190,000	82,700	107,300	43.53%
Total Electric Utility Services	275,000	94,082	180,918	34.21%
<u>Water Utility Services</u>				
Utility - Water	-	1,195	(1,195)	0.00%
Total Water Utility Services	-	1,195	(1,195)	0.00%

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>Other Physical Environment</u>				
ProfServ-Field Management	12,000	6,000	6,000	50.00%
ProfServ-Wildlife Management Service	11,200	6,200	5,000	55.36%
Waterway Management	2,500	4,926	(2,426)	197.04%
Contracts-Janitorial Services	14,952	2,972	11,980	19.88%
Contracts-Pools	19,200	10,545	8,655	54.92%
Contracts-Trash & Debris Removal	9,000	1,115	7,885	12.39%
Contracts - Landscape	329,653	152,681	176,972	46.32%
Amenity Center Pest Control	1,800	450	1,350	25.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	14,583	20,417	41.67%
R&M-Monument, Entrance & Wall	2,500	3,375	(875)	135.00%
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	745	29,255	2.48%
R&M - Amenity Center	10,000	8,697	1,303	86.97%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	500	9,500	5.00%
Irrigation Maintenance	24,000	12,024	11,976	50.10%
Aquatic Maintenance	26,000	7,020	18,980	27.00%
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	1,300	1,100	54.17%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
Total Other Physical Environment	632,705	233,133	399,572	36.85%
TOTAL EXPENDITURES	1,050,320	428,357	621,963	40.78%
Excess (deficiency) of revenues				
Over (under) expenditures	-	793,419	793,419	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		35,065		
FUND BALANCE, ENDING		\$ 828,484		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 19,856	\$ 19,856	0.00%
Special Assmnts- Tax Collector	991,775	975,070	(16,705)	98.32%
TOTAL REVENUES	991,775	994,926	3,151	100.32%
<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	-	681,610	681,610	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		1,366,211		
FUND BALANCE, ENDING		\$ 2,047,821		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 13,829	\$ 13,829	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
TOTAL REVENUES	443,575	450,971	7,396	101.67%
<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	-	273,143	273,143	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		456,752		
FUND BALANCE, ENDING		\$ 729,895		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 14,204	\$ 14,204	0.00%
TOTAL REVENUES	-	14,204	14,204	0.00%
<u>EXPENDITURES</u>				
TOTAL EXPENDITURES	-	-	-	0.00%
Excess (deficiency) of revenues Over (under) expenditures	-	14,204	14,204	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		(97,354)		
FUND BALANCE, ENDING		<u>\$ (83,150)</u>		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<u>REVENUES</u>				
Interest - Investments	\$ -	\$ 1,168	\$ 1,168	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
TOTAL REVENUES	-	90,022	90,022	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	-	(75,302)	(75,302)	0.00%
FUND BALANCE, BEGINNING (OCT 1, 2023)		75,534		
FUND BALANCE, ENDING		\$ 232		

BERRY BAY COMMUNITY DEVELOPMENT DISTRICT
Statement of Revenues, Expenditures and Changes in Fund Balances
For the Period Ending March 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
<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>		

Bank Account Statement

Berry Bay CDD

Bank Account Statement: Bank Account No.: 6498, Statement No.: 24-03

Currency Code

Statement Date	03/31/24	Statement Balance	699,652.69
Balance Last Statement	756,186.22	Outstanding Bank Transactions	0.00
Statement Ending Balance	699,652.69	Subtotal	699,652.69
		Outstanding Checks	-4,545.18
G/L Balance at 03/31/24	695,107.51	Bank Account Balance	695,107.51

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
Statement No. 24-03							
01/18/24	Bank Account Ledger Entry	454	Check for Vendor V00024		1	-200.00	-200.00
02/07/24	Bank Account Ledger Entry	469	Check for Vendor V00065		1	-320.00	-320.00
02/07/24	Bank Account Ledger Entry	475	Check for Vendor V00024		1	-200.00	-200.00
02/14/24	Bank Account Ledger Entry	480	Check for Vendor V00065		1	-330.00	-330.00
02/26/24	Bank Account Ledger Entry	485	Check for Vendor V00022		1	-65,001.00	-65,001.00
02/26/24	Bank Account Ledger Entry	486	Check for Vendor V00057		1	-285.00	-285.00
02/26/24	Bank Account Ledger Entry	487	Check for Vendor V00044		1	-745.38	-745.38
02/26/24	Bank Account Ledger Entry	488	Check for Vendor V00026		1	-1,237.47	-1,237.47
03/04/24	Bank Account Ledger Entry	JE000448	MO#2110373038## ##### - Clubhouse Rental		1	100.00	100.00
03/05/24	Bank Account Ledger Entry	489	Check for Vendor V00023		1	-3,275.58	-3,275.58
03/05/24	Bank Account Ledger Entry	490	Check for Vendor V00048		1	-1,246.00	-1,246.00
03/05/24	Bank Account Ledger Entry	491	Check for Vendor V00044		1	-700.75	-700.75
03/05/24	Bank Account Ledger Entry	492	Check for Vendor V00026		1	-1,858.29	-1,858.29
03/06/24	Bank Account Ledger Entry	JE000449	CK#15069##### - O&M		1	22,097.70	22,097.70
03/14/24	Bank Account Ledger Entry	JE000452	CK#581030227##### #### - O&M		1	9,868.44	9,868.44
03/14/24	Bank Account Ledger Entry	493	Check for Vendor V00038		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	495	Check for Vendor V00067		1	-3,000.00	-3,000.00
03/14/24	Bank Account Ledger Entry	496	Check for Vendor V00023		1	-19,433.35	-19,433.35
03/14/24	Bank Account Ledger Entry	497	Check for Vendor V00019		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	498	Check for Vendor V00016		1	-200.00	-200.00
03/14/24	Bank Account Ledger Entry	500	Check for Vendor V00011		1	-2,720.50	-2,720.50
03/14/24	Bank Account Ledger Entry	501	Check for Vendor V00044		1	-25,446.83	-25,446.83
03/14/24	Bank Account Ledger Entry	502	Check for Vendor V00025		1	-4,040.63	-4,040.63

Bank Account Statement

Berry Bay CDD

Currency Code

Statement Date	03/31/24	Statement Balance	699,652.69
Balance Last Statement	756,186.22	Outstanding Bank Transactions	0.00
Statement Ending Balance	699,652.69	Subtotal	699,652.69
		Outstanding Checks	-4,545.18
G/L Balance at 03/31/24	695,107.51	Bank Account Balance	695,107.51

Transaction Date	Type	Document No.	Description	Value Date	Applied Entries	Applied Amount	Statement Amount
03/14/24	Bank Account Ledger Entry	503	Check for Vendor V00022		1	-86,136.01	-86,136.01
03/26/24	Bank Account Ledger Entry	JE000472	CK#1251### - Clubhouse Rental		1	50.00	50.00
03/26/24	Bank Account Ledger Entry	JE000473	CK#1076### - Pool Keys		1	50.00	50.00
03/04/24	Bank Account Ledger Entry	JE000474	Interest Revenue		1	150,429.66	150,429.66
03/25/24	Bank Account Ledger Entry	DD192	Payment of Invoice 000948		1	-557.33	-557.33
03/25/24	Bank Account Ledger Entry	DD193	Payment of Invoice 000950		1	-666.26	-666.26
03/25/24	Bank Account Ledger Entry	DD194	Payment of Invoice 000968		1	-10,707.32	-10,707.32
03/25/24	Bank Account Ledger Entry	DD195	Payment of Invoice 000984		1	-10,133.58	-10,133.58
03/25/24	Bank Account Ledger Entry	DD196	Payment of Invoice 000988		1	-74.99	-74.99
03/25/24	Bank Account Ledger Entry	DD197	Payment of Invoice 000947		1	-213.06	-213.06
Total						-56,533.53	-56,533.53

Outstanding Payments

Posting Date	Document Type	Document No.	Description	Statement Amount
Quantity				0
Total				

Outstanding Checks

Posting Date	Document Type	Check No.	Description	Statement Amount
03/14/24	Payment	494	Check for Vendor V00065	-325.00
03/14/24	Payment	499	Check for Vendor V00024	-200.00
03/26/24	Payment	504	Check for Vendor V00066	-425.00
03/26/24	Payment	505	Check for Vendor V00035	-300.00
03/26/24	Payment	506	Check for Vendor V00004	-581.00
03/26/24	Payment	507	Check for Vendor V00026	-2,714.18
Quantity				6
Total				-4,545.18