

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
May 31, 2024

Prepared by:



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**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**  
As of May 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	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 576,464	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 576,464
Accounts Receivable	4,725	-	-	-	-	-	-	4,725
Due From Developer	(2,852)	-	-	-	-	-	-	(2,852)
Due From Other Funds	150,512	505,577	-	-	-	-	-	656,089
Investments:								
Acq. & Construction - Amenity	-	-	-	381,365	-	-	-	381,365
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	234	-	-	234
Construction Fund	-	-	-	4,236	-	-	-	4,236
Construction Fund Custody	-	-	-	68,581	-	-	-	68,581
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	383,193	145,472	-	-	-	-	528,665
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>\$ 728,849</b>	<b>\$ 1,386,459</b>	<b>\$ 591,547</b>	<b>\$ 454,183</b>	<b>\$ 234</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,094,728</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 19,333	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 19,333
Accrued Expenses	3,850	-	-	-	-	-	-	3,850
Unearned Revenue	-	-	-	32,304	-	-	-	32,304
Accounts Payable - Other	(400)	-	-	-	-	-	-	(400)
Due To Developer	(5,084)	-	-	-	-	-	-	(5,084)
Bonds Payable	-	-	-	-	-	-	17,087,366	17,087,366
Bonds Payable - Series 2023	-	-	-	-	-	-	6,430,000	6,430,000
Due To Other Funds	-	-	122,664	533,425	-	-	-	656,089
<b>TOTAL LIABILITIES</b>	<b>17,699</b>	<b>-</b>	<b>122,664</b>	<b>565,729</b>	<b>-</b>	<b>-</b>	<b>23,517,366</b>	<b>24,223,458</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of May 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	TOTAL
							LONG-TERM DEBT ACCOUNT GROUP FUND	
<b><u>FUND BALANCES</u></b>								
Restricted for:								
Debt Service	-	1,386,459	468,883	-	-	-	-	1,855,342
Capital Projects	-	-	-	-	234	-	-	234
Unassigned:	711,150	-	-	(111,546)	-	18,416,090	-	19,015,694
<b>TOTAL FUND BALANCES</b>	<b>711,150</b>	<b>1,386,459</b>	<b>468,883</b>	<b>(111,546)</b>	<b>234</b>	<b>18,416,090</b>	<b>-</b>	<b>20,871,270</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 728,849</b>	<b>\$ 1,386,459</b>	<b>\$ 591,547</b>	<b>\$ 454,183</b>	<b>\$ 234</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 45,094,728</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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>				
Rental Income	\$ -	\$ 750	\$ 750	0.00%
Special Assmnts- Tax Collector	742,969	800,097	57,128	107.69%
Special Assmnts- CDD Collected	307,351	427,888	120,537	139.22%
Other Miscellaneous Revenues	-	800	800	0.00%
<b>TOTAL REVENUES</b>	<b>1,050,320</b>	<b>1,229,535</b>	<b>179,215</b>	<b>117.06%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	5,600	6,400	46.67%
ProfServ-Trustee Fees	4,100	9,789	(5,689)	238.76%
Disclosure Report	4,200	2,800	1,400	66.67%
District Counsel	10,000	21,080	(11,080)	210.80%
District Engineer	4,500	3,971	529	88.24%
District Manager	36,000	24,000	12,000	66.67%
Accounting Services	12,000	3,000	9,000	25.00%
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	1,000	500	66.67%
Office Supplies	200	781	(581)	390.50%
Dues, Licenses, Subscriptions	175	4,903	(4,728)	2801.71%
<b>Total Administration</b>	<b>142,615</b>	<b>118,055</b>	<b>24,560</b>	<b>82.78%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	85,000	14,497	70,503	17.06%
Utility - StreetLights	190,000	111,738	78,262	58.81%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>126,235</b>	<b>148,765</b>	<b>45.90%</b>
<b><u>Water Utility Services</u></b>				
Utility - Water	-	1,195	(1,195)	0.00%
<b>Total Water Utility Services</b>	<b>-</b>	<b>1,195</b>	<b>(1,195)</b>	<b>0.00%</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	7,000	5,000	58.33%
ProfServ-Wildlife Management Service	11,200	6,200	5,000	55.36%
Waterway Management	2,500	6,345	(3,845)	253.80%
Contracts-Janitorial Services	14,952	10,523	4,429	70.38%
Contracts-Pools	19,200	14,820	4,380	77.19%
Contracts-Trash & Debris Removal	9,000	1,115	7,885	12.39%
Contracts - Landscape	329,653	203,575	126,078	61.75%
Amenity Center Pest Control	1,800	540	1,260	30.00%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	17,500	17,500	50.00%
R&M-Irrigation	-	717	(717)	0.00%
R&M-Monument, Entrance & Wall	2,500	3,375	(875)	135.00%
Landscape - Annuals	18,000	1,561	16,439	8.67%
Landscape - Mulch	35,000	5,250	29,750	15.00%
Landscape Maintenance	7,000	-	7,000	0.00%
R&M-Security Cameras	2,000	-	2,000	0.00%
Plant Replacement Program	30,000	3,672	26,328	12.24%
R&M - Amenity Center	10,000	4,383	5,617	43.83%
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	12,801	11,199	53.34%
Aquatic Maintenance	26,000	13,815	12,185	53.13%
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	1,630	770	67.92%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>632,705</b>	<b>315,322</b>	<b>317,383</b>	<b>49.84%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,050,320</b>	<b>560,807</b>	<b>489,513</b>	<b>53.39%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	668,728	668,728	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>42,422</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 711,150</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	\$ -	\$ 32,051	\$ 32,051	0.00%
Special Assmnts- Tax Collector	991,775	984,828	(6,947)	99.30%
<b>TOTAL REVENUES</b>	<b>991,775</b>	<b>1,016,879</b>	<b>25,104</b>	<b>102.53%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	370,000	370,000	-	100.00%
Interest Expense	621,775	626,631	(4,856)	100.78%
<b>Total Debt Service</b>	<b>991,775</b>	<b>996,631</b>	<b>(4,856)</b>	<b>100.49%</b>
<b>TOTAL EXPENDITURES</b>	<b>991,775</b>	<b>996,631</b>	<b>(4,856)</b>	<b>100.49%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	20,248	20,248	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,366,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,386,459</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	\$ -	\$ 20,645	\$ 20,645	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
<b>TOTAL REVENUES</b>	<b>443,575</b>	<b>457,787</b>	<b>14,212</b>	<b>103.20%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Debt Service</u></b>				
Principal Debt Retirement	90,000	90,000	-	100.00%
Interest Expense	353,575	355,656	(2,081)	100.59%
<b>Total Debt Service</b>	<b>443,575</b>	<b>445,656</b>	<b>(2,081)</b>	<b>100.47%</b>
<b>TOTAL EXPENDITURES</b>	<b>443,575</b>	<b>445,656</b>	<b>(2,081)</b>	<b>100.47%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	12,131	12,131	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>456,752</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 468,883</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	\$ -	\$ 18,030	\$ 18,030	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>18,030</b>	<b>18,030</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	32,222	(32,222)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>32,222</b>	<b>(32,222)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>32,222</b>	<b>(32,222)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(14,192)	(14,192)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(97,354)</b>		
<b>FUND BALANCE, ENDING</b>		<b><u>\$ (111,546)</u></b>		



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending May 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	\$ -	\$ 1,170	\$ 1,170	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>90,024</b>	<b>90,024</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	-	(75,300)	(75,300)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>75,534</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 234</b>		

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

# Bank Account Statement

Berry Bay CDD

**Bank Account No.** 6498  
**Statement No.** 05\_24  
**Statement Date** 05/31/2024

<b>GL Balance (LCY)</b>	576,463.92
<b>GL Balance</b>	576,463.92
<b>Positive Adjustments</b>	0.00
<b>Subtotal</b>	576,463.92
<b>Negative Adjustments</b>	0.00
<b>Ending G/L Balance</b>	576,463.92

<b>Statement Balance</b>	604,249.75
<b>Outstanding Deposits</b>	0.00
<b>Subtotal</b>	604,249.75
<b>Outstanding Checks</b>	-27,785.83
<b>Ending Balance</b>	576,463.92

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
05/08/2024	Payment	BD00003	Deposit No. BD00003	200.00	200.00	0.00
05/17/2024	Payment	BD00004	Deposit No. BD00004	100.00	100.00	0.00
05/02/2024		JE000531	DS Pymnt Tax Collected	2,249.69	2,249.69	0.00
<b>Total Deposits</b>				2,549.69	2,549.69	0.00
<b>Checks</b>						
04/18/2024	Payment	521	Check for Vendor V00065	-325.00	-325.00	0.00
04/26/2024	Payment	525	Check for Vendor V00053	-150.00	-150.00	0.00
04/26/2024	Payment	526	Check for Vendor V00068	-700.00	-700.00	0.00
04/26/2024	Payment	527	Check for Vendor V00069	-500.00	-500.00	0.00
04/30/2024	Payment	528	Check for Vendor V00026	-1,114.67	-1,114.67	0.00
05/08/2024	Payment	529	Check for Vendor V00070	-3,000.00	-3,000.00	0.00
05/08/2024	Payment	530	Check for Vendor V00008	-2,139.00	-2,139.00	0.00
05/08/2024	Payment	531	Check for Vendor V00016	-200.00	-200.00	0.00
05/08/2024	Payment	532	Check for Vendor V00019	-200.00	-200.00	0.00
05/08/2024	Payment	533	Check for Vendor V00022	-1,288.17	-1,288.17	0.00
05/08/2024	Payment	534	Check for Vendor V00023	-7,766.67	-7,766.67	0.00
05/08/2024	Payment	536	Check for Vendor V00038	-200.00	-200.00	0.00
05/08/2024	Payment	537	Check for Vendor V00044	-35,961.95	-35,961.95	0.00
05/08/2024	Payment	538	Check for Vendor V00048	-1,246.00	-1,246.00	0.00
05/08/2024	Payment	539	Check for Vendor V00057	-2,000.00	-2,000.00	0.00
05/08/2024	Payment	540	Check for Vendor V00065	-330.00	-330.00	0.00
05/16/2024	Payment	541	Check for Vendor V00054	-90.00	-90.00	0.00
05/16/2024	Payment	542	Check for Vendor V00057	-320.00	-320.00	0.00
05/22/2024	Payment	543	Check for Vendor V00011	-2,010.00	-2,010.00	0.00
05/22/2024	Payment	544	Check for Vendor V00025	-4,256.13	-4,256.13	0.00
05/22/2024	Payment	545	Check for Vendor V00053	-275.00	-275.00	0.00
05/17/2024	Payment	DD203	Payment of Invoice 001050	-2,244.05	-2,244.05	0.00
05/17/2024	Payment	DD204	Payment of Invoice 001054	-557.33	-557.33	0.00
05/17/2024	Payment	DD205	Payment of Invoice 001102	-11,294.18	-11,294.18	0.00

# Bank Account Statement

Berry Bay CDD

**Bank Account No.** 6498

**Statement No.** 05\_24

**Statement Date** 05/31/2024

05/17/2024	Payment	DD206	Payment of Invoice 001096	-74.99	-74.99	0.00
05/17/2024	Payment	DD207	Payment of Invoice 001120	-225.26	-225.26	0.00
<b>Total Checks</b>				<b>-78,468.40</b>	<b>-78,468.40</b>	<b>0.00</b>

## Outstanding Checks

05/08/2024	Payment	535	Check for Vendor V00024			-200.00
05/31/2024	Payment	546	Check for Vendor V00008			-2,139.00
05/31/2024	Payment	547	Check for Vendor V00044			-25,446.83
<b>Total Outstanding Checks</b>						<b>-27,785.83</b>

## Outstanding Deposits

**Total Outstanding Deposits**