

# **Berry Bay Community Development District**

Financial Statements  
(Unaudited)

Period Ending  
August 31, 2024

Prepared by:



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**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 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	TOTAL
							GROUP FUND	
<b>ASSETS</b>								
Cash - Operating Account	\$ 339,897	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 339,897
Cash in Transit	-	14,170	-	(14,170)	-	-	-	-
Accounts Receivable	4,725	-	-	-	-	-	-	4,725
Due From Developer	(2,852)	-	-	-	-	-	-	(2,852)
Due From Other Funds	151,001	494,131	-	-	-	-	-	645,132
Investments:								
Acq. & Construction - Master	-	-	-	1	-	-	-	1
Acquisition & Construction Account	-	-	-	-	237	-	-	237
Construction Fund	-	-	-	5,145	-	-	-	5,145
Construction Fund Custody	-	-	-	69,490	-	-	-	69,490
Reserve Fund	-	497,689	446,075	-	-	-	-	943,764
Revenue Fund	-	403,698	218,471	-	-	-	-	622,169
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>\$ 492,771</b>	<b>\$ 1,409,688</b>	<b>\$ 664,546</b>	<b>\$ 60,466</b>	<b>\$ 237</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 44,561,164</b>
<b>LIABILITIES</b>								
Accounts Payable	\$ 21,517	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 21,517
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	522,468	-	-	-	645,132
<b>TOTAL LIABILITIES</b>	<b>16,033</b>	<b>-</b>	<b>122,664</b>	<b>554,772</b>	<b>-</b>	<b>-</b>	<b>23,517,366</b>	<b>24,210,835</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**

**Balance Sheet**

As of August 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>FUND BALANCES</b>								
Restricted for:								
Debt Service	-	1,409,688	541,882	-	-	-	-	1,951,570
Capital Projects	-	-	-	-	237	-	-	237
Unassigned:	476,738	-	-	(494,306)	-	18,416,090	-	18,398,522
<b>TOTAL FUND BALANCES</b>	<b>476,738</b>	<b>1,409,688</b>	<b>541,882</b>	<b>(494,306)</b>	<b>237</b>	<b>18,416,090</b>	<b>-</b>	<b>20,350,329</b>
<b>TOTAL LIABILITIES &amp; FUND BALANCES</b>	<b>\$ 492,771</b>	<b>\$ 1,409,688</b>	<b>\$ 664,546</b>	<b>\$ 60,466</b>	<b>\$ 237</b>	<b>\$ 18,416,090</b>	<b>\$ 23,517,366</b>	<b>\$ 44,561,164</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 1,650	\$ 1,650	0.00%
Special Assmnts- Tax Collector	742,969	802,029	59,060	107.95%
Special Assmnts- CDD Collected	307,351	427,888	120,537	139.22%
Other Miscellaneous Revenues	-	1,181	1,181	0.00%
<b>TOTAL REVENUES</b>	<b>1,050,320</b>	<b>1,232,748</b>	<b>182,428</b>	<b>117.37%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Administration</u></b>				
Supervisor Fees	12,000	8,600	3,400	71.67%
ProfServ-Trustee Fees	4,100	9,789	(5,689)	238.76%
Disclosure Report	4,200	5,250	(1,050)	125.00%
District Counsel	10,000	31,334	(21,334)	313.34%
District Engineer	4,500	3,971	529	88.24%
District Manager	36,000	34,000	2,000	94.44%
Accounting Services	12,000	4,125	7,875	34.38%
Auditing Services	4,900	5,500	(600)	112.24%
Website Compliance	1,500	1,500	-	100.00%
Postage, Phone, Faxes, Copies	250	892	(642)	356.80%
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	10,139	(7,639)	405.56%
Direct Mailings	2,500	-	2,500	0.00%
Bank Fees	250	-	250	0.00%
Website Administration	1,500	1,375	125	91.67%
Miscellaneous Expenses	-	275	(275)	0.00%
Office Supplies	200	1,430	(1,230)	715.00%
Dues, Licenses, Subscriptions	175	6,078	(5,903)	3473.14%
<b>Total Administration</b>	<b>142,615</b>	<b>162,619</b>	<b>(20,004)</b>	<b>114.03%</b>
<b><u>Electric Utility Services</u></b>				
Utility - Electric	85,000	47,382	37,618	55.74%
Utility - StreetLights	190,000	126,391	63,609	66.52%
<b>Total Electric Utility Services</b>	<b>275,000</b>	<b>173,773</b>	<b>101,227</b>	<b>63.19%</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 August 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	11,000	11,000	1,000	91.67%
ProfServ-Wildlife Management Service	11,200	9,300	1,900	83.04%
Waterway Management	2,500	13,650	(11,150)	546.00%
Contracts-Janitorial Services	14,952	10,523	4,429	70.38%
Contracts-Pools	19,200	30,161	(10,961)	157.09%
Contracts-Trash & Debris Removal	9,000	1,290	7,710	14.33%
Contracts - Landscape	329,653	289,210	40,443	87.73%
Amenity Center Pest Control	1,800	910	890	50.56%
Security	6,000	-	6,000	0.00%
Onsite Staff	35,000	29,167	5,833	83.33%
R&M-Irrigation	-	(1)	1	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	7,636	(636)	109.09%
R&M-Security Cameras	2,000	500	1,500	25.00%
Plant Replacement Program	30,000	3,672	26,328	12.24%
R&M - Amenity Center	10,000	10,036	(36)	100.36%
Sidewalk & Pavement Repair	2,000	-	2,000	0.00%
Garbage Collection	3,000	-	3,000	0.00%
Miscellaneous Maintenance	10,000	6,572	3,428	65.72%
Irrigation Maintenance	24,000	20,900	3,100	87.08%
Aquatic Maintenance	26,000	13,985	12,015	53.79%
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	2,725	(325)	113.54%
Amenities Furniture & Fixtures	5,000	-	5,000	0.00%
<b>Total Other Physical Environment</b>	<b>632,705</b>	<b>471,422</b>	<b>161,283</b>	<b>74.51%</b>
<b>TOTAL EXPENDITURES</b>	<b>1,050,320</b>	<b>809,009</b>	<b>241,311</b>	<b>77.03%</b>
Excess (deficiency) of revenues				
Over (under) expenditures	-	423,739	423,739	0.00%
<b><u>OTHER FINANCING SOURCES (USES)</u></b>				
Installment Purchase Proceeds	-	10,577	10,577	0.00%
<b>TOTAL FINANCING SOURCES (USES)</b>	<b>-</b>	<b>10,577</b>	<b>10,577</b>	<b>0.00%</b>

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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
Net change in fund balance	\$ -	\$ 434,316	\$ 434,316	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>42,422</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 476,738</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 39,667	\$ 39,667	0.00%
Special Assmnts- Tax Collector	991,775	1,000,441	8,666	100.87%
<b>TOTAL REVENUES</b>	<b>991,775</b>	<b>1,040,108</b>	<b>48,333</b>	<b>104.87%</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	-	43,477	43,477	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>1,366,211</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 1,409,688</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 28,666	\$ 28,666	0.00%
Special Assmnts- Tax Collector	-	64,978	64,978	0.00%
Special Assmnts- CDD Collected	443,575	437,142	(6,433)	98.55%
<b>TOTAL REVENUES</b>	<b>443,575</b>	<b>530,786</b>	<b>87,211</b>	<b>119.66%</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	-	85,130	85,130	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>456,752</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 541,882</b>		



**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 25,575	\$ 25,575	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>25,575</b>	<b>25,575</b>	<b>0.00%</b>
<b><u>EXPENDITURES</u></b>				
<b><u>Construction In Progress</u></b>				
Construction in Progress	-	422,527	(422,527)	0.00%
<b>Total Construction In Progress</b>	<b>-</b>	<b>422,527</b>	<b>(422,527)</b>	<b>0.00%</b>
<b>TOTAL EXPENDITURES</b>	<b>-</b>	<b>422,527</b>	<b>(422,527)</b>	<b>0.00%</b>
Excess (deficiency) of revenues Over (under) expenditures	-	(396,952)	(396,952)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>(97,354)</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ (494,306)</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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	\$ -	\$ 1,173	\$ 1,173	0.00%
Special Assmnts- CDD Collected	-	88,854	88,854	0.00%
<b>TOTAL REVENUES</b>	<b>-</b>	<b>90,027</b>	<b>90,027</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	-	(75,297)	(75,297)	0.00%
<b>FUND BALANCE, BEGINNING (OCT 1, 2023)</b>		<b>75,534</b>		
<b>FUND BALANCE, ENDING</b>		<b>\$ 237</b>		

**BERRY BAY COMMUNITY DEVELOPMENT DISTRICT**  
**Statement of Revenues, Expenditures and Changes in Fund Balances**  
For the Period Ending August 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.** 24\_08  
**Statement Date** 08/31/2024

<b>GL Balance (LCY)</b>	339,896.89	<b>Statement Balance</b>	367,158.61
<b>GL Balance</b>	339,896.89	<b>Outstanding Deposits</b>	0.00
<b>Positive Adjustments</b>	0.00		
	<hr/>	<b>Subtotal</b>	367,158.61
<b>Subtotal</b>	339,896.89	<b>Outstanding Checks</b>	-27,261.72
<b>Negative Adjustments</b>	0.00		
	<hr/>	<b>Ending Balance</b>	339,896.89
<b>Ending G/L Balance</b>	339,896.89		

Posting Date	Document Type	Document No.	Description	Amount	Cleared Amount	Difference
<b>Deposits</b>						
08/12/2024	Payment	BD00007	Deposit No. BD00007	250.00	250.00	0.00
08/12/2024	Payment	BD00008	Deposit No. BD00008	480.72	480.72	0.00
<b>Total Deposits</b>				730.72	730.72	0.00
<b>Checks</b>						
07/23/2024	Payment	559	Check for Vendor V00022	-14,169.94	-14,169.94	0.00
07/23/2024	Payment	562	Check for Vendor V00065	-680.00	-680.00	0.00
07/23/2024	Payment	565	Check for Vendor V00073	-1,112.65	-1,112.65	0.00
07/23/2024	Payment	566	Check for Vendor V00023	-16,271.49	-16,271.49	0.00
07/23/2024	Payment	568	Check for Vendor V00075	-100.00	-100.00	0.00
07/23/2024	Payment	574	Check for Vendor V00054	-90.00	-90.00	0.00
07/23/2024	Payment	577	Check for Vendor V00044	-67,011.84	-67,011.84	0.00
08/01/2024	Payment	582	Check for Vendor V00057	-619.00	-619.00	0.00
08/01/2024	Payment	584	Check for Vendor V00009	-2,385.14	-2,385.14	0.00
08/08/2024	Payment	585	Check for Vendor V00057	-2,600.00	-2,600.00	0.00
08/08/2024	Payment	586	Check for Vendor V00037	-2,479.00	-2,479.00	0.00
08/08/2024	Payment	587	Check for Vendor V00048	-1,246.00	-1,246.00	0.00
08/08/2024	Payment	588	Check for Vendor V00044	-28,545.08	-28,545.08	0.00
08/08/2024	Payment	589	Check for Vendor V00039	-1,550.00	-1,550.00	0.00
08/08/2024	Payment	590	Check for Vendor V00009	-1,347.57	-1,347.57	0.00
08/09/2024	Payment	591	Check for Vendor V00038	-200.00	-200.00	0.00
08/09/2024	Payment	592	Check for Vendor V00064	-1,686.39	-1,686.39	0.00
08/09/2024	Payment	593	Check for Vendor V00019	-200.00	-200.00	0.00
08/09/2024	Payment	594	Check for Vendor V00016	-200.00	-200.00	0.00
08/09/2024	Payment	596	Check for Vendor V00011	-4,142.50	-4,142.50	0.00
08/09/2024	Payment	597	Check for Vendor V00071	-250.00	-250.00	0.00
08/15/2024	Payment	598	Check for Vendor V00065	-415.00	-415.00	0.00
08/15/2024	Payment	600	Check for Vendor V00023	-8,712.00	-8,712.00	0.00
08/02/2024	Payment	DD220	Payment of Invoice 001213	-555.76	-555.76	0.00
08/02/2024	Payment	DD223	Payment of Invoice 001217	-1,072.35	-1,072.35	0.00

# Bank Account Statement

Berry Bay CDD

**Bank Account No.** 6498

**Statement No.** 24\_08

**Statement Date** 08/31/2024

08/09/2024	Payment	DD224	Payment of Invoice 001221	-434.07	-434.07	0.00
08/20/2024	Payment	602	Check for Vendor V00023	-10,110.37	-10,110.37	0.00
08/18/2024	Payment	DD225	Payment of Invoice 001261	-74.99	-74.99	0.00
08/18/2024	Payment	DD226	Payment of Invoice 001265	-10,628.61	-10,628.61	0.00
08/28/2024	Payment	620	Check for Vendor V00038	-200.00	-200.00	0.00
<b>Total Checks</b>				<b>-179,089.75</b>	<b>-179,089.75</b>	<b>0.00</b>

## Adjustments

### Total Adjustments

### Outstanding Checks

07/03/2024	Payment	DD213	Payment of Invoice 001193			-1,613.69
07/03/2024	Payment	DD215	Payment of Invoice 001195			-1,128.48
08/01/2024	Payment	583	Check for Vendor V00073			-59.96
08/09/2024	Payment	595	Check for Vendor V00024			-200.00
08/15/2024	Payment	599	Check for Vendor V00015			-5,500.00
08/15/2024	Payment	601	Check for Vendor V00009			-1,233.14
08/02/2024	Payment	DD221	Payment of Invoice 001215			-2,256.92
08/02/2024	Payment	DD222	Payment of Invoice 001216			-1,613.99
08/01/2024		JE000551	Hillstax			-80.43
08/28/2024	Payment	619	Check for Vendor V00057			-4,002.00
08/28/2024	Payment	621	Check for Vendor V00053			-275.00
08/28/2024	Payment	622	Check for Vendor V00019			-200.00
08/28/2024	Payment	623	Check for Vendor V00016			-200.00
08/28/2024	Payment	624	Check for Vendor V00044			-6,254.96
08/28/2024	Payment	625	Check for Vendor V00071			-1,410.00
08/28/2024	Payment	626	Check for Vendor V00009			-1,233.15
<b>Total Outstanding Checks</b>						<b>-27,261.72</b>

### Outstanding Deposits

### Total Outstanding Deposits